

# \$599,900 - 106 Westview Drive, Nanton

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MLS® #A2249167

**\$599,900**

4 Bedroom, 3.00 Bathroom, 1,211 sqft

Residential on 0.16 Acres

NONE, Nanton, Alberta

Charming bungalow in a desirable town of Nanton, complete with white picket fence, covered veranda, and low-maintenance landscaping. Bright open floor plan with vaulted ceilings, stone accents, and a spacious kitchen featuring composite granite island, pantry, and access to a covered back deck with BBQ gas line.

Two bedrooms on the main, including a primary with ensuite and soaker tub, plus main-floor laundry. Fully finished basement offers two more bedrooms, a family room, hobby/office space, and generous storage.

Enjoy the heated 24' x 26' detached garage (2020), extra rear parking, gazebo, and no-fuss yard. Recent updates include appliances, lighting, and basement bath. Move-in ready and perfect for relaxing or entertaining! Please note photos & measurements will be available on Tuesday (August 19 2025)

Built in 2007

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2249167  |
| Price      | \$599,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 1,211       |
| Acres          | 0.16        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 106 Westview Drive           |
| Subdivision | NONE                         |
| City        | Nanton                       |
| County      | Willow Creek No. 26, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0L 1R0                      |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Double Garage Detached, Driveway, Heated Garage, Insulated, Off Street, Oversized, Rear Drive |
| # of Garages   | 4   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator                           |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | BBQ gas line               |
| Lot Description   | Back Lane, Rectangular Lot |
| Roof              | Asphalt Shingle            |
| Construction      | Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete            |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 2                 |
| Zoning         | R-GEN             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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