

# \$555,000 - 138 Westview Drive, Nanton

MLS® #A2261196

**\$555,000**

3 Bedroom, 2.00 Bathroom, 1,439 sqft

Residential on 0.17 Acres

NONE, Nanton, Alberta

If you're ready to live a quieter, more peaceful life away from the hustle and bustle of the city then this home is for you! Located in the heart of Alberta's majestic prairies Nanton offers the perfect balance of country life with city convenience. Fall in love with the charming heritage buildings, grain elevators and many other unique shopping experiences and attractions all just 40 minutes South of Calgary. This like new 3 bedroom bungalow has all the charm of a character home coupled with the modern & stylish finishes of a new home. The curb appeal is second to none. A sprawling ground level timber frame front porch is surrounded by beautifully manicured gardens featuring a variety of trees, shrubs and perennials creating the perfect place to enjoy your morning coffee and the beautiful surroundings. Soaring vaulted ceilings welcome you into the main living space which is open to the kitchen and dining area. The well equipped kitchen is finished with cheery two toned blue and white cabinetry complemented by white quartz counter tops and gleaming stainless steel appliances. This home's terrific layout has the primary bedroom with ensuite and large walk in closet on one side of the home. The other side of the home has 2 more bedrooms plus a full bath perfect for providing a somewhat private space for your guests or children's rooms. The fully fenced backyard has been meticulously landscaped creating your own outdoor oasis. A hand crafted gazebo on a cement pad is in



the centre of the yard providing the perfect place for outdoor dining & relaxing. Youâ€™ll be able to sit back and enjoy the previous ownerâ€™s green thumb for years to come. Rounding out this terrific home is a detached double garage with oversized door, 10' ceilings, built in shelving, back alley access and RV parking. This extremely energy efficient home with in-floor heating, hot water on demand and air recirculation will lower your utility bills and reduce your overall energy consumption. Youâ€™re going to love living in Nanton - the gateway to the Canadian Badlands and the Rocky Mountains. Donâ€™t miss your chance to make this one your own.

Built in 2021

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2261196    |
| Price          | \$555,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,439       |
| Acres          | 0.17        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 138 Westview Drive           |
| Subdivision | NONE                         |
| City        | Nanton                       |
| County      | Willow Creek No. 26, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0L 1R0                      |

**Amenities**

|                |                                                                                                                                                      |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 6                                                                                                                                                    |
| Parking        | Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, Oversized, RV Access/Parking, 220 Volt Wiring, Alley Access, Garage Faces Rear |
| # of Garages   | 2                                                                                                                                                    |

## Interior

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                               |
| Heating           | In Floor, Natural Gas                                                                                                                                          |
| Cooling           | None                                                                                                                                                           |
| Basement          | None                                                                                                                                                           |

## Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Garden, Private Yard, Rain Gutters                                                      |
| Lot Description   | Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                                   |
| Construction      | Vinyl Siding                                                                                      |
| Foundation        | None                                                                                              |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 13                |
| Zoning         | R-GEN             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | RE/MAX Key |
|----------------|------------|

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