

\$569,000 - 2601 22 Street, Nanton

MLS® #A2240538

\$569,000

4 Bedroom, 3.00 Bathroom, 1,817 sqft

Residential on 0.24 Acres

NONE, Nanton, Alberta

This charming one-and-a-half storey home offers timeless curb appeal with its welcoming covered front porch, cedar shake accents, and beautifully landscaped front yard. Inside, the open-concept living room showcases soaring vaulted wood-paneled ceilings and a cozy wood-burning stove that anchors the spacious main area. The bright kitchen, complete with a gas stove, flows seamlessly into the dining space—perfect for entertaining. The main level also includes a bedroom, a mudroom with laundry and a pantry, a 3-piece bathroom, and access to the double garage. Upstairs, a lofted living space overlooks the main floor, adding character and versatility, while the large primary suite features a jetted tub, walk-in shower, and a walk-in closet. The finished basement offers two additional bedrooms, a 3-piece bathroom with a sauna, a family room, and ample storage. The fully fenced backyard boasts a 3-tiered deck and generous yard space, while RV parking and thoughtful design throughout make this home as functional as it is beautiful.

Built in 2012

Essential Information

MLS® #	A2240538
Price	\$569,000
Sold Price	\$560,000
Bedrooms	4



Bathrooms	3.00
Full Baths	3
Square Footage	1,817
Acres	0.24
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	2601 22 Street
Subdivision	NONE
City	Nanton
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L1R0

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Driveway, Garage Faces Front, Parking Pad, RV Access/Parking

Interior

Interior Features	French Door, Vaulted Ceiling(s), Walk-In Closet(s), Sauna, Tile Counters
Appliances	Dishwasher, Dryer, Gas Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning Stove, Free Standing
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Composite Siding

Foundation Poured Concrete

Additional Information

Date Listed July 18th, 2025
Date Sold July 31st, 2025
Days on Market 13
Zoning R-GEN
HOA Fees 0.00

Listing Details

Listing Office Lively Realty Ltd.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.