

# \$559,900 - 404 Slade Place, Nanton

MLS® #A2231236

**\$559,900**

4 Bedroom, 3.00 Bathroom, 1,647 sqft

Residential on 0.26 Acres

NONE, Nanton, Alberta

This well-maintained 1,647 sq ft bungalow is move-in ready and features numerous thoughtful upgrades throughout. On the main level, the primary bedroom offers a walk-in closet, large ensuite, and French doors opening onto the back deck, while the bright living room provides generous space and natural light. The large, functional kitchen and dining area is both practical and stylish, with additional French doors leading to a private, two-tiered east-facing deck. A second main floor bedroom currently serves as an office, and the laundry room off the garage entry doubles as a convenient mudroom. The fully finished basement with in-floor heating includes two spacious bedrooms, a family room with a 3-sided fireplace, an additional living area, and a flex room that could serve as a fifth bedroom (no closet). Additional highlights include central A/C, a beautifully landscaped yard, a double attached garage with in-floor heat, and a rear RV parking pad with 50-amp plug. Ideally located in a quiet cul-de-sac near the schools and walking paths, this home offers comfort, space, and everyday convenience.

Built in 1998

## Essential Information

MLS® # A2231236

Price \$559,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,647
Acres	0.26
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	404 Slade Place
Subdivision	NONE
City	Nanton
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L1R0

### **Amenities**

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard, RV Hookup, Storage
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Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 15th, 2025
Days on Market	1
Zoning	R-GEN

### **Listing Details**

Listing Office	Lively Realty Ltd.
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