

# \$685,000 - 2606 24 Avenue, Nanton

MLS® #A2236491

## \$685,000

5 Bedroom, 4.00 Bathroom, 2,320 sqft  
Residential on 0.22 Acres

NONE, Nanton, Alberta

See how far your dollar can go in Nanton join us for our Open House - Sat, Sept 13 1pm-1pm - Show-stopping renovation. You can't build this quality for less. Over 3,700 sq ft of reimagined living in a fully transformed five-bedroom, 3.5-bath corner home. Every detail is tailored for modern living while preserving structure and style.

This is a move-in-ready home in an established neighbourhood.

The exterior makes a refined statement with a new metal roof on both the garage and the home, all-new windows and doors, and sleek steel cable railings on the deck. A secluded yard with mature trees offers privacy and a perfect backdrop for outdoor gatherings, wrapped in new fencing and thoughtfully designed decks.

Inside, architectural features abound. A show-stopping vaulted cedar ceiling blends clean lines with organic textures. Two wood-burning fireplaces add character and warmth. All-new flooring flows throughout—modern and durable vinyl plank upstairs, plush carpet down, and wall-to-wall tile in the spa bathroom. Fresh cloud-white walls are paired with reclaimed trim and character-rich wood panelling, lovingly restored.

The kitchen is a contemporary centrepiece



with a mix of solid and glass fronts, an abundance of storage, quartz counters, Samsung Bespoke appliances, and a custom tile backsplash. Each bathroom feels like a boutique spa, from the heated tile floors and cedar sauna in the lower-level bath to the cork wallpaper and floating vanities in the primary suite.

A versatile bonus room offers endless possibilities for work, play, or relaxation. Updated mechanicals include a new furnace, serviced secondary furnace, new hot water tank, and upgraded electrical. New hardware, fixtures, lighting, and thoughtful touches—like the custom steel railing and reclaimed oak banister—complete the transformation.

Close to schools and everyday conveniences, this is a must-see modern masterpiece that effortlessly blends design, function, and comfort—ready to welcome your next chapter beautifully.

Built in 1977

**Essential Information**

MLS® #	A2236491
Price	\$685,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,320
Acres	0.22
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	2606 24 Avenue
Subdivision	NONE
City	Nanton
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 1R0

### **Amenities**

Parking Spaces	4
Parking	Front Drive, Single Garage Detached, Concrete Driveway, Garage Faces Side, On Street
# of Garages	2

### **Interior**

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Central Vacuum, Natural Woodwork, Sauna
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Stone, Wood Burning, Brick Facing, Family Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Corner Lot, Treed
Roof	Metal
Construction	Brick, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 15th, 2025
Days on Market	53
Zoning	R-GEN

### **Listing Details**

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