# \$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

Open House Sunday June 20 12pm-2pm -Step into over 3,700 sq ft of reimagined living in this completely transformed five-bedroom, 3.5-bath corner home. Every detail has been curated for modern life while preserving style and structure.

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 throughoutâ€"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 touchesâ€"like the custom steel railing and reclaimed oak banisterâ€"complete the transformation.

Close to schools and everyday conveniences, this is a must-see modern masterpiece that effortlessly blends design, function, and comfortâ€"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
Туре	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address 2606 24 Avenue

Subdivision City County Province Postal Code	NONE Nanton Willow Creek No. 26, M.D. of Alberta TOL 1R0	
Amenities		
Parking Spaces Parking	4 Concrete Driveway, Front Drive, Single Garage Detached, Garage Faces Side, On Street	
# of Garages	2	
Interior		
Interior Features	Central Vacuum, High Ceilings, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Sauna	
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer	
Heating	Forced Air	
Cooling	None	
Fireplace	Yes	
# of Fireplaces	2	
Fireplaces	Brick Facing, Family Room, Living Room, Wood Burning, Stone	
Has Basement	Yes	
Basement	Finished, Full	
Exterior		
Exterior Features Lot Description Roof Construction Foundation	<ul> <li>Other</li> <li>Back Lane, Back Yard, Corner Lot, Treed</li> <li>Metal</li> <li>Brick, Concrete, Stucco, Wood Frame</li> <li>Poured Concrete</li> </ul>	
Additional Information		
Date Listed Days on Market Zoning	July 15th, 2025 1 R-GEN	

## Listing Details

Listing Office	RE/MAX First
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