

# \$695,000 - 2014 31 Avenue, Nanton

MLS® #A2210866

**\$695,000**

5 Bedroom, 3.00 Bathroom, 1,540 sqft  
Residential on 0.16 Acres

NONE, Nanton, Alberta

Modern 1540 Sq. Ft. Bungalow â€“ Stylish,  
and Spacious

This brand-new 1540 sq. ft. modern bungalow offers the perfect blend of style, comfort, and functionality. Thoughtfully designed, the home features luxury vinyl plank flooring throughout, three generously sized bedrooms, and two full bathroomsâ€”including a stunning primary suite including a large dual sink vanity, a walk-in fully tiled glass shower and built in cabinetry in the walk-in closet.

The open-concept living area is bright and welcoming, enhanced by large windows that flood the space with natural light. A glass-panel front door adds a sleek, modern touch to the home's exterior. The kitchen is a standout, finished with quartz countertops, an under-mount sink, elegant tilework, under-cabinet lighting, and ample storageâ€”ideal for both daily living and entertaining.

A convenient mudroom with laundry provides additional storage and direct outdoor access, leading to a paved path that connects to a double garage with alley access.

The basement is open for development and features large windows that bring in natural lightâ€”an excellent opportunity to customize additional living space. Outdoor living is equally impressive with a charming front porch



and a massive 30-foot-wide back deckâ€”perfect for hosting or relaxing in the sun. The current Smart siding is primed and will be painted blue/gray and the smart trim will be painted white.

Crafted with exceptional quality, this home will be ready for you to move in and make it your own. The developer offers customization options and is open to finishing the basement at an additional cost, based on your preferences.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2210866    |
| Price          | \$695,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,540       |
| Acres          | 0.16        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 2014 31 Avenue               |
| Subdivision | NONE                         |
| City        | Nanton                       |
| County      | Willow Creek No. 26, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0L 1R0                      |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

# of Garages 2

### Interior

Interior Features Bathroom Rough-in  
Appliances Dishwasher, Dryer, Microwave  
Heating Forced Air  
Cooling None  
Has Basement Yes  
Basement See Remarks, Unfinished

### Exterior

Exterior Features None  
Lot Description Back Yard  
Roof Asphalt Shingle  
Construction Unknown  
Foundation Poured Concrete

### Additional Information

Date Listed April 22nd, 2025  
Days on Market 58  
Zoning R-GEN

### Listing Details

Listing Office CIR Realty



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