

# \$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\* - SATURDAY 16TH  
AUGUST - 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 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	Concrete Driveway, Front Drive, Garage Faces Side, On Street, Single Garage Detached
# 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, Microwave, Range Hood, Refrigerator, Washer, Electric Stove
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Family Room, Living Room, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

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

### **Additional Information**

Date Listed	July 15th, 2025
Days on Market	22
Zoning	R-GEN

### **Listing Details**

Listing Office

RE/MAX First

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