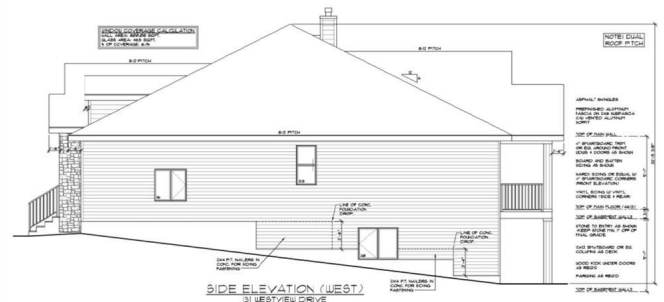




gatherings. The home also includes a double attached garage!.. garage door just went up today!!!

Located near the dog park and walking paths, and just a short stroll or bike ride from Nanton's downtown amenities, this home offers both convenience and lifestyle. Plus, with quick access to Highway 533, those weekend getaways to the mountains are easier than ever.

Whether you're looking to start your next chapter, grow your family, or settle into retirement, 131 Westview would be an ideal place to call home. Call your fave Realtor to learn more or to schedule your own private tour!

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2229315    |
| Price          | \$799,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,719       |
| Acres          | 0.18        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 131 Westview Drive           |
| Subdivision | NONE                         |
| City        | Nanton                       |
| County      | Willow Creek No. 26, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0L 1R0                      |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Stone Counters, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Bathroom Rough-in |
| Appliances        | None                                                                                         |
| Heating           | Forced Air                                                                                   |
| Cooling           | None                                                                                         |
| Fireplace         | Yes                                                                                          |
| # of Fireplaces   | 1                                                                                            |
| Fireplaces        | Gas, Living Room                                                                             |
| Has Basement      | Yes                                                                                          |
| Basement          | Full, Unfinished, Walk-Out                                                                   |

## Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | None                                                                |
| Lot Description   | Backs on to Park/Green Space, No Neighbours Behind, Rectangular Lot |
| Roof              | Asphalt Shingle                                                     |
| Construction      | Composite Siding, Vinyl Siding, Wood Frame                          |
| Foundation        | Poured Concrete                                                     |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 95              |
| Zoning         | R-GEN           |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Century 21 Foothills Real Estate |
|----------------|----------------------------------|

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