

\$449,800 - 117 Slade Drive, Nanton

MLS® #A2245054

\$449,800

5 Bedroom, 3.00 Bathroom, 1,345 sqft

Residential on 0.20 Acres

NONE, Nanton, Alberta

Welcome to this bright, updated 5-bedroom, 3-bathroom home that perfectly blends comfort and style. Nestled on a quiet street, this property offers much for the busy family.. Step inside to discover a sun-filled open-concept layout featuring a cozy gas fireplace in the living room, large windows and stylish laminate flooring throughout. The kitchen is designed for both functionality and style with a large pantry, abundant cabinetry, newer stainless steel appliances including a gas stove that looks onto the dining area – ideal for everyday living and entertaining. The tile floors are heated which feels great on those cold winter days. Just off the kitchen, you’ll find a door that leads to the back yard and a laundry area with newer washer / dryer complete with sink and oversized closet. The primary bedroom serves as a peaceful retreat and has a convenient 2 piece ensuite. Two additional bedrooms and another full 4 pce bathroom complete the main floor. Downstairs, the fully finished basement offers an incredible amount of additional living space, including a rec room, a fourth and fifth bedroom, an additional 4 piece bathroom with jetted tub, , a cold storage room and a mudroom that is perfect for even more storage and all the daily gear that comes with raising a family. The property features an oversized mancave or heated attached garage that is currently being used as an office and hang out area with a TV spot and pool table. There is access to the garage from the basement which is super



convenient. Out back, there is a huge fully fenced backyard that includes a generous deck and a firepit, perfect for relaxing or hosting summer gatherings. Move-in ready and full of modern updates, this home combines style, function, and charm while offering easy access to the walking paths, Lions Park and the schools.

Built in 1979

Essential Information

MLS® #	A2245054
Price	\$449,800
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,345
Acres	0.20
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	117 Slade Drive
Subdivision	NONE
City	Nanton
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 1R0

Amenities

Parking Spaces	4
Parking	Driveway, Heated Garage, Oversized, Single Garage Attached, Tandem
# of Garages	2

Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Landscaped, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 31st, 2025
Days on Market	2
Zoning	R-GEN

Listing Details

Listing Office	RE/MAX Landan Real Estate
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