



## 463 Nanton Road St Clements

\$849,900

Set on a 1.72-acre parcel, this custom-built home offers a refined blend of comfort, space, and thoughtful upgrades throughout. Step inside to an inviting living area adorned with gleaming hardwood floors, seamlessly flowing into a spacious dining area. The beautifully renovated kitchen (2018) showcases timeless design and functionality. The main-floor primary suite provides convenience + privacy, complete with its own 3pc ensuite. Upstairs features 2 bedrooms, a full 4pc bath, and an expansive bonus room above the garage with baseboard heating (ideal as an additional bedroom). A stunning 4 season sunroom (reno'd 2020) offers year-round enjoyment with the warmth and charm of a wood-burning stove. The fully developed lower level is designed for entertaining, featuring a spacious rec area, wet bar, 3rd bedroom, 3pc bath, and ample storage. Outdoors, the landscaped grounds create a private oasis, complete with a deck, fire pit area, and 2 newer sheds. Both attached and detached garages are insulated and drywalled, offering exceptional utility and comfort. Notable upgrades include new shingles and HWT (2020), adding peace of mind to this exceptional property. Pics 27-29 are dig staged

Living Room 16'38 x 14'16  
Dining Room 14'43 x 13'75  
Eat-In Kitchen 11'51 x 14'04  
Laundry Room 9'46 x 5'17  
Sunroom 15'03 x 15'60  
Primary Bedroom 15'56 x 15'89  
Four Piece Ensuite Bath  
Bedroom 10'32 x 24'62  
Bedroom 11'56 x 17'03

Other 23'62 x 11'82  
Recreation Room 13 x 18'14  
Recreation Room 28'66 x 13'47  
Bedroom 13'08 x 9'22  
Storage Room 10'71 x 10'29  
Two Piece Bath  
Four Piece Bath  
Three Piece Bath

Listing Presented By:



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