



GRASSROOTS
REALTY GROUP

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**714 Centennial Avenue
Nobleford, Alberta**

MLS # A2213418



\$559,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,457 sq.ft.	Age:	2008 (17 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Lawn		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan, Recessed Lighting, Sump Pump(s), Vaulted Ceiling(s)		
Inclusions:	N/A		

This stunning 2008 custom built split-level home offers seven bedrooms and three bathrooms, making it the perfect fit for a growing or multigenerational family. Located on nearly a quarter acre in a peaceful, family friendly neighbourhood close to the school, this home is loaded with features and upgrades. Inside, you'll find warm knotty alder floors, trim, and cabinetry, with vaulted ceilings upstairs and 9 foot ceilings in the fully finished basement. The spacious layout provides both functionality and comfort, with large basement windows letting in loads of natural light. Stay comfortable year-round with a high-efficiency Lennox furnace and central A/C system installed in August 2024. All new windows are triple-pane vinyl with argon gas, complete with zebra blinds and quality window coverings throughout. The kitchen and laundry appliances are all LG (within the last 5 years), with a Bosch dishwasher and a plumbed fridge downstairs—all included! The basement features durable tile and laminate flooring. LED lighting runs throughout the home, including LED motion sensor lights and stylish stone-type accent lights on the front exterior. Upstairs, both toilets were replaced in 2022, and the primary bedroom and kid's room includes mounted closet organizers. The home also comes equipped with a full security system. You will love the attached double car garage complete with a mezzanine for extra storage! Step outside to enjoy a beautifully landscaped yard with lilac bushes in front, two apple trees, and a cherry tree in the backyard. The roof is in excellent condition with triple-nailed asphalt shingles built to withstand high winds. This spacious and thoughtfully designed home is a rare find, a true must see for any family looking for space, comfort, and quality. Call your favourite REALTOR® today to book a showing!

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