



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**705 Centennial Avenue  
Nobleford, Alberta**

**MLS # A2216427**



**\$518,800**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,418 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Yard, Dog Run Fenced In, Landscaped, No Neighbours Behind, Underground Sprinkler System		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	Residential/Farm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan		

**Inclusions:** Stairway mirror, All shelving in garage, Hot Tub, bsmt speaker system, Garage Heater

Welcome to Nobleford—where space, quiet living, and beautiful views come together. This one-owner home has been well cared for and is move-in ready, backing onto open farmland with no rear neighbors for a peaceful and private setting. Located just a short drive to Lethbridge, Claresholm, and with an easy commute to Calgary, you'll love the blend of small-town charm and everyday convenience. The beautifully updated main floor features an open-concept kitchen, living room, dining area, and den—a bright, functional space perfect for family life and entertaining. The kitchen offers modern finishes, great storage, and includes all appliances. With a total of 5 bedrooms plus a den and 2.5 bathrooms, this home provides flexibility and room to grow. You'll also appreciate main floor laundry, central vacuum with attachments, and a heated double attached garage complete with hot and cold water, a sink, and two man doors. The large backyard is ready for relaxing and entertaining with a hot tub, gazebo, greenhouse, dog run, and exterior storage. The underground sprinkler system with drip irrigation makes yard care easy and efficient. If you're looking for comfort, space, and pride of ownership in a quiet setting—this home is a must-see. View the virtual tour and photos to explore everything it has to offer!