



GRASSROOTS
REALTY GROUP

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

314 5 Avenue
Nobleford, Alberta

MLS # A2259237



\$694,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,876 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Street Lightin		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Concrete, Metal Siding , Stone	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Smart Home, Storage, Suspended Ceiling, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Discover exquisite living in the charming community of Nobleford with this custom-built home, offering 1,876 sq ft of luxurious space, featuring 5 bedrooms and 3 bathrooms. Located just a 30-minute drive north of Lethbridge. Nobleford boasts a K-12 school, churches, a couple of restaurants, a convenience store, and a spray park. Plus, enjoy the benefits of low taxes. This property showcases impressive curb appeal with modern finishes, numerous large windows, a grand driveway, and a triple car attached garage accessible from the main entrance. The heated garage is equipped with water hookups and a floor drain, making it an ideal workshop for your projects while still providing ample parking space. Step inside to find the home of your dreams, greeted by grand, wide staircases accentuated with built-in lighting. On the main level, you'll discover a high-end kitchen, a cozy living room, and an inviting dining area. The kitchen features striking charcoal cabinetry paired with a crisp white subway tile backsplash, under-cabinet lighting, stainless steel appliances, and a large, durable black sink. Enjoy casual meals at the island with bar stool seating, and take advantage of the convenient pot-filling tap at the stove. A spacious pantry just off the kitchen is perfect for storing small appliances and food supplies. The bright and airy living room exudes warmth with a stunning electric fireplace. The main floor also includes a well-appointed 4-piece bathroom and two generous-sized bedrooms. Ascend to the master suite located above the garage, a perfect retreat after a long day, featuring an impressive walk-through closet that leads to a luxurious ensuite. This ensuite offers a tranquil escape with a custom-tiled walk-in shower illuminated by LED lighting. The downstairs area feels more like a sunlit living space than a basement, complete with a large family room, two additional

bedrooms, a storage room, and a spacious laundry room with a sink. Step outside to a generous back deck, perfect for entertaining, featuring textured concrete decking, a gas BBQ hookup, and a gas heater hookup, with enclosed storage underneath. Both front and back yards are equipped with underground sprinklers, and the home boasts modern comforts such as air conditioning, a zoned furnace, a built-in \$1,000 commercial cell booster, and a security system. This exceptional property has it all—the only thing missing is you!