



GRASSROOTS
REALTY GROUP

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9908 101 Street
Nampa, Alberta

MLS # A2286697



\$549,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,933 sq.ft.	Age:	2021 (5 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.34 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Private, Subdiv		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Piling(s)	Utilities:	-

Features: Beamed Ceilings, Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: All existing window coverings, tool cabinets in the garage

Custom Charm, Modern Comfort & Room to Live — Welcome to Nampa! Step into this stunning custom-built 1.5 storey home offering over 1,900 sq ft of thoughtfully designed living space where character and functionality meet beautifully. From the moment you enter, the breathtaking open-concept main living area makes a statement — soaring vaulted ceilings, decorative wood beams, and walls of windows flood the home with natural light and create an inviting atmosphere you'll love coming home to. The heart of the home is the impressive chef-inspired kitchen, packed with custom cabinetry and detailed finishes, abundant storage, generous counter space, and a large island with breakfast bar perfect for busy mornings or casual visits. The kitchen and dining area flow seamlessly outdoors to the covered deck, giving you perfect sightlines to the backyard and making hosting summer BBQs with family and friends effortless. The main floor continues to impress with a spacious family room ideal for movie nights or a media lounge, a convenient office that can easily serve as a third bedroom or guest room, a 2-piece bathroom, and a practical laundry/utility room. Upstairs you'll find a comfortable and private retreat featuring a large primary bedroom complete with walk-in closet and access to the spa-like 5-piece bathroom, along with an additional generous bedroom. Outside, the property truly shines. The beautifully landscaped 15,000 sq ft lot provides all the space you need to relax, play, and entertain. A large shed offers extra storage, while the impressive 32' x 32' detached garage/shop with a 14' x 32' loft creates endless possibilities — home gym, studio, hobby space, or the ultimate workshop. Located in the quiet, welcoming community of Nampa, this home delivers small-town living with big lifestyle appeal. This one-of-a-kind custom

home simply must be experienced in person — book your showing today and see why you’ll want to call it home!