



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**419 Kenex Place  
Nobleford, Alberta**

**MLS # A2307876**



**\$795,500**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,025 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	8	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.32 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot, Undergrou		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R
<b>Foundation:</b>	Preserved Wood	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Dry Bar, Granite Counters, Kitchen Island, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** - Second fridge- Hot tub- Swimming pool

The Nobleford Estate &mdash; 8 Bedroom Family Sanctuary, 20 min to Lethbridge A rare unicorn property with a total developed square footage of 4343.21 sq ft- on a quiet Nobleford keyhole close, 2 blocks from the newly renovated K-12 school. Eight true bedrooms across three levels &mdash; 4 up, 1 main, 3 down. Curb appeal that grabs you before you even pull into the driveway. Step inside and the home reveals itself with the quiet confidence of a true estate &mdash; bright, airy, expansive, with an effortless flow from the front entry all the way through to the back patio doors. The kind of home that quietly elevates everyday life, and your guests talk about long after they leave. Start with the kitchen, a 2022 remodel that tripled the original footprint: dual fridges (New as of Jan 2023), dual ovens, oversized Miele induction cooktop, brand-new dishwasher, custom cabinetry, and a center island built for hosting. All fluent with the dining room area complete with new vinyl flooring throughout the main floor (2023), and a gas fireplace for the cozy nights. Upstairs you can overlook the main floor and their expansive 25 foot ceilings from the balconies. the massive primary retreat features a large walk in closet at the back of the spa-style ensuite complete with new vinyl flooring, jacuzzi tub, double sinks, walk in shower, and water closet. A "quiet wing" bedroom above the garage is acoustically isolated, ideal as a guest suite, nanny suite or home office. The fully finished basement complete with new carpet throughout in 2023, hosts a family chill space with a dry bar, generous storage, full bathroom, and three more bedrooms , all with lots of natural light. Step outside the patio doors to find yourself on a deck with pergola, overlooking the hot tub space and expansive pie shaped lot. This is a fully fenced, tree-lined backyard staycation oasis with concrete forms running the entire perimeter

of the fence line for all the stability and security. Enjoy the above-ground pool, hot tub, pool house with storage and seating for six, a well-loved play structure, multiple outdoor seating areas, underground sprinklers, and an outdoor natural gas line for fire table or BBQ. Deep-set RV parking is located out the back gate, with a dedicated RV power plug, and the footprint is generous enough to easily accommodate a future secondary garage! Extras to note are new 2026 high-efficiency furnace, zoned in-floor heating in the basement and in the double attached garage. Roughed-in A/C, 2016 shingles, 2020 dual-zone hot water tank, water softening system. Main-floor laundry fed by a chute from a top-floor closet, Fibre optic internet, enterprise-ready network wiring, 14 integrated security cameras, hot water taps both outside and in the garage, the list goes on.. Nobleford offers a quiet and peaceful community of ~2,000, where everyone says hello and the property taxes are unreal- In the good way!. Keho Lake -10 min, Park Lake -20 min. Your dream - right here.