



**403 Centennial Avenue  
Nobleford, Alberta**

**MLS # A2311437**



**\$585,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,741 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Lawn, Standard Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Recessed Lighting, Skylight(s), Sump Pump(s), Vaulted Ceiling(s)		

**Inclusions:** garden shed, blinds, rods, window coverings, range, over the range microwave/hood fan, fridge, bar fridge in wet bar. Washer, dryer negotiable

Welcome to this beautifully crafted bungalow set on a large lot in the charming community of Nobleford, where space, comfort, and thoughtful design come together perfectly. From the moment you arrive, the home makes a lasting impression with its stamped concrete driveway, front yard featuring a Nanking cherry bush and inviting stone entrance. Step inside to a foyer with a large storage closet, offering both style and practicality. Just off the entry, a bright office with elegant French doors provides the ideal work-from-home space. The heart of the home opens up into a living area featuring soaring vaulted ceilings and a striking stone-surround gas fireplace. The kitchen is designed with both function and style in mind, featuring a large island, abundant cabinetry, and a generous walk-in pantry for added convenience. Down the hall, the primary suite offers a private retreat with a walk-through closet and a 4-piece ensuite complete with a jetted tub and separate shower. The main floor also includes an impressive laundry room with ample cabinetry, counter space, shelving, and a sink, making everyday tasks a breeze. Two additional bedrooms and a full 4-piece bathroom complete the main level. The fully finished basement is built for entertaining, featuring a spacious recreation room with a wet bar, second fireplace, and built-in speakers. You'll also find a versatile studio space ideal for a home gym or music room, along with two more generously sized bedrooms and another full bathroom. There is also plenty of storage space in the basement with under the stairs storage as well as a nice separate storage room. The double attached garage offers plenty of room for vehicles and extra storage. Outside, enjoy a covered back deck that overlooks a beautifully landscaped yard with underground sprinklers, a lush lawn, and a paved sitting area, perfect for relaxing

or adding a hot tub. A large storage shed with power and insulated walls provides even more functionality. If you're looking for small-town charm paired with plenty of living space and a generously sized yard, this home is a must-see.