



GRASSROOTS
REALTY GROUP

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419 Kenex Place
Nobleford, Alberta

MLS # A2336849



\$795,500

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,025 sq.ft.	Age:	2002 (24 yrs old)
Beds:	8	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Off Street, RV Access/Parking		
Lot Size:	0.32 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Irregular Lot, Lands		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1
Foundation:	Preserved Wood	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, Dry Bar, High Ceilings, Jetted Tub, Kitchen Island, Vaulted Ceiling(s)		

Inclusions: Camera System, Contact Seller Directly.

Click brochure link for more details* The Property: Tucked away on a peaceful, family-friendly cul-de-sac in Nobleford, just a quick 20-minute drive from Lethbridge, this extraordinary two-storey home stands apart. Offering 4,343 square feet of total living space (3,024 sq ft above grade) plus a 559 sq ft attached double garage, this home is truly impressive. Situated on an oversized pie lot in the top 18% for neighborhood size, the property boasts incredible curb appeal. Inside, dramatic 20- to 25-foot ceilings fill the home with brilliant natural light. Gourmet Kitchen & Living Space: The main floor is an entertainer's dream, anchored by a 2022 kitchen remodel that tripled the room's original size. Designed for the culinary enthusiast, it features an oversized Miele induction cooktop, dual ovens, twin stainless-steel refrigerators (2023), and a dishwasher. Custom cabinetry and a massive center island make hosting effortless. The space transitions into an elegant dining area warmed by a gas fireplace, with 2023 vinyl flooring throughout the main level. Bedrooms & Primary Retreat: The functional layout offers 8 generous bedrooms (4 upstairs, 1 main floor, 3 downstairs) and 4 bathrooms. The primary features a large walk-in closet and spa-inspired ensuite with Jacuzzi tub, separate walk-in shower, dual vanities, and water closet. The secluded "quiet wing" bedroom above the garage features acoustic soundproofing, ideal for a home office, guest room, or nanny space. The Lower Level: The fully finished basement is designed for relaxation and family time, with new carpet added in 2023. Zoned in-floor heating adds comfort, with a dry bar, ample storage, three bright bedrooms, and a full bathroom. Backyard Staycation Oasis: Step through the patio doors into your private resort. The fenced pie-shaped yard is framed by mature flowering plums and privacy trees. It features a wood

pergola deck, concrete patios, hot tub, above-ground pool, greenhouse, and pool house with seating for six. Also featuring concrete perimeter forms, underground sprinklers, a natural gas BBQ line, and deep-set rear RV parking with dedicated power and room to build a second garage (pending permits and approvals). Premium Upgrades & Mechanicals: This turnkey estate is packed with upgrades: Brand-new 2026 high-efficiency furnace. Tech-Ready: Enterprise-grade network wiring, high-speed fiber internet, and a 14-camera integrated security system. Heated double garage with in-floor heating. Plumbing & HVAC: 2020 dual-zone hot water tank, water softener, and roughed-in A/C. Convenience: Main-floor laundry with top-floor laundry chute. Roof: Shingles replaced in 2016. Just two blocks from the newly modernized K-12 school and minutes from Keho Lake and Park Lake, this property offers an elevated lifestyle.