



GRASSROOTS
REALTY GROUP

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521 Kipp Street
Nobleford, Alberta

MLS # A2349150



\$649,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,987 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Low Maintenance Landscape, No Back Lane, N		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: Refrigerator, Dishwasher, Built-in-oven, Microwave, Gas cooktop, A/C, Washer, Dryer, Range hood.

Welcome to 521 Kipp Street in Nobleford, a beautifully maintained 4-bedroom, 4-bathroom home offering spacious living and a thoughtfully designed layout. The bright, open-concept main floor features an abundance of natural light and creates a seamless flow between the living, dining, and kitchen areas. The kitchen is both stylish and functional, complete with quartz countertops, a large island, pantry, and ample cabinetry and storage. Throughout the home, generous living spaces and walk-in closets provide plenty of room for everyday living and organization. The large backyard is a standout feature, offering plenty of space to relax, entertain, and enjoy the outdoors, with a dedicated fire pit area and no neighbours directly behind for added privacy. Situated in a quiet, private neighbourhood, this home offers a peaceful setting while still providing plenty of space for the whole family. A double attached garage completes this exceptional home.