



**30 Palmer Circle**  
**Blackfalds, Alberta**

**MLS # A2290760**



**\$639,900**

<b>Division:</b>	Panorama Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,688 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<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>	R1M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters, Tankless Hot Water		

**Inclusions:** N/A

Welcome to 30 Palmer Close, an immaculate, nearly new home crafted with elevated finishes and thoughtful upgrades throughout. The main floor showcases a stunning chef-inspired kitchen complete with quartz countertops, cabinetry to the ceiling, a gas range, and tile carried to the ceiling for a polished, designer look. The living room centers around a beautiful, cultured stone gas fireplace, creating an inviting atmosphere for both everyday living and upscale entertaining. Upstairs, a bright bonus room offers flexible living space, while the luxury primary suite features a generous walk-in closet and a custom ensuite with a fully tiled shower, rain head, and frameless glass door, a true retreat. This home is equipped with tankless hot water, a gas line to the garage, and a gas line to the deck for effortless outdoor cooking. Outside, the property impresses with professional landscaping, a fully fenced yard, and exceptional curb appeal that sets it apart. Every detail has been curated for comfort, style, and longevity, an exceptional opportunity to own a move-in ready home of this caliber in Blackfalds.