



**5221 Westridge Drive
Blackfalds, Alberta**

MLS # A2301117

\$469,900



Division:	Harvest Meadows		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,773 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan		

Inclusions: N/A

Welcome to this beautifully designed, fully finished two-storey home with an attached double garage. Thoughtfully located within walking distance to The Abbey Centre, walking paths, the library as well as both middle and high schools. Step into a bright and airy main floor where soaring vaulted ceilings and windows all around, create an inviting, open home flooded with natural light. The west-facing living room is warm and welcoming, featuring a gas fireplace and access to an open balcony with views of the nearby pond, green space, and walking trails. The kitchen is very spacious and equipped with stainless steel appliances, a large island with raised eating bar, a built-in wine rack, and easy access to the fully fenced backyard— with plenty of green space for the kids to play or the dog to run. Ideal for indoor-outdoor living are patio doors off the kitchen dining out to a spacious deck, making this home the go to for summer BBQing and hosting. Or relax with the AC going on those hot Alberta days! Upstairs, the primary bedroom offers a true retreat with a gas fireplace, walk-in closet, its own private balcony, and a luxurious 4-piece ensuite complete with a jetted tub. A second very generously sized bedroom and full bathroom are located just down the hall. The fully developed lower level with in-floor heat adds even more versatility, featuring a laundry area and a third bedroom or flex space with its own 3-piece bathroom across the hall. Direct entry to the heated double garage makes for easy, dry trips bringing in the groceries. Additionally the garage floor has been epoxied for added durability and easy cleaning. This beautiful home has been well cared for and is ready for a new family to grow and make memories!