



**37 Maclean Close
Blackfalds, Alberta**

MLS # A2304807



\$750,000

Division:	Mckay Ranch		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,253 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, No Neighbours Behind, Pasture, Pie Sha		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R1M
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: \$5000 appliance package, Air Conditioner, Garage Heater, Garage Door Opener & 1 Control, New Home Warranty

NOW OFFERED BY HERTER BUILDERS, Central Alberta's Premier Custom Homebuilder. This is a newly built, high end, executive bungalow on a large pie lot on Maclean Close. If you are a buyer with a discerning taste, this one may be for you. This home has an expected completion date of mid July and will be completely finished (including basement) and will be fully landscaped front and back. You'll love the exterior, with crisp white Hardie Board siding in the front and modern style windows. The front steps will be full cement steps and walkway. The floor plan offers the owner's suite and second bedroom on the main. The owner's suite is very spacious and has a full bathroom with a custom tiled curbless shower and dual vanity. There's a large walk-in closet attached. All of the bathrooms will be tiled in a 24 X 24 inch light tile for that clean and modern effect and will have quartz countertops. The main living area is open and bright, with the kitchen, dining and great rooms open to each other. The kitchen has a large island, tiled backsplash, and quartz countertops. The great room has a feature wall with a gas fireplace with wood mantle. The main living area opens up to the large deck, which has both an open and a covered area for your comfort and use. The main floor laundry room is very convenient and has cabinets and quartz countertop. The floors on the main will have hardwood throughout. The lower level is a full walk-out level, with large windows, allowing maximum light. It has a spacious family room, three large bedrooms, and a full bathroom. The basement is completely spray foamed for maximum efficiency. The mechanical systems include a humidifier, HRV system, and central air conditioning for your year round comfort. It's also roughed in for central vac. The 22 X 22 garage is heated with an overhead heater and has extensive room for storage. There will

be a large concrete patio at the rear walk-out door. Both front and rear yards will be sodded and landscaped. The home is currently at the edge of town, with sweeping views to the east. This gorgeous luxury home will be fully finished and ready for its first owner. Herter Builders - Built Beautiful. New Home Warranty Included and GST Rebate to be assigned to the Vendor.