



**57 Woodbine Close
Blackfalds, Alberta**

MLS # A2305596



\$439,900

Division:	Harvest Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,021 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Alley Access, Double Garage Attached, Garage Door Opener		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Gazebo, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	27-39-27-W4
Exterior:	Vinyl Siding	Zoning:	R1M
Foundation:	ICF Block	Utilities:	-

Features: Breakfast Bar, Central Vacuum, Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, See Remarks, Storage, Vinyl Windows

Inclusions: Window Coverings (Negotiable), Shed, 2 Gazebos, Back up Generator(gas), Hood Fan, Freezer, Garage Door Control & Remotes, Doorbell Camera

Welcome to a beautiful bungalow that checks all the boxes for comfort, functionality, and lifestyle! Situated on a desirable corner lot within a quiet cul-de-sac, this property offers incredible space, privacy and flexibility - including room for your RV, cute shed and even the potential to build a second garage. Located just steps away at the end of the road is a large park and green space, perfect for families, pets and enjoying the outdoors. From the moment you arrive, you'll be drawn to the charming south-facing verandah, the ideal spot to enjoy your morning coffee or unwind in the evening sun. Step inside to a spacious - separated - entryway that opens into a bright and inviting main floor. The large living room is highlighted by a stunning bank of west-facing windows, flooding the home with natural light throughout the day. The open-concept design is ideal for hosting, allowing you to prepare meals at the functional kitchen island while staying connected with family and friends. The kitchen has been refreshed with cabinetry professionally repainted in crisp white, giving the space a clean, modern feel. The light fixtures and kitchen hardware was replaced with new. The main level features a spacious primary bedroom complete with his-and-hers closets, along with a beautifully appointed bathroom showcasing an oversized 6' soaker tub - your own private retreat after a long day. Thoughtful touches like a laundry chute add convenience to everyday living. The fully finished basement (completed in 2015) expands your living space significantly, offering a total of 4 bedrooms and 2 bathrooms. Two of the basement bedrooms do not currently have a closets but has ample space to add one if desired. Built with Logix block

construction, the basement benefits from enhanced insulation, helping maintain warmth and energy efficiency year-round. A spacious family room, additional bedrooms, and a bathroom make this level perfect for growing families or guests. This home also includes numerous upgrades and unique features, including a gas kitchen stove, cozy pellet stove in living room, and a backup generator hook ups for peace of mind. Accessibility has been thoughtfully considered with a stair lift and overall setup suitable for mobility needs. Major mechanical updates include a new furnace and hot water tank (2025). Outside, you'll fall in love with the low-maintenance yard - no grass to cut! Instead, enjoy a stunning array of mature perennials that create a vibrant and tranquil garden setting. Super private large deck with gazebo, water feature behind it all coming to life as we speak. Everything is in place - just move in, unpack and start enjoying your new home!