



GRASSROOTS

REALTY GROUP

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**5509 Panorama Drive
Blackfalds, Alberta**

MLS # A2311118

\$479,900



Division:	Panorama Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,552 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Detached, Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	R1L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, Vinyl Windows		

Inclusions: Hot tub included, owners have it professionally maintained, Gazebo, Security System Hardware (Buyers are responsible for any contracts).

Welcome to 5509 Panorama Drive — a picturesque two-storey home nestled in the desirable Panorama Estates community of Blackfalds. Perfect for a growing family, this charming property offers plenty of living space on all levels and true pride of ownership throughout. Step inside to a warm and comforting main-floor living room complete with a cozy gas fireplace — the perfect spot to snuggle up and watch a movie. The beautiful kitchen features ample cabinetry, generous counter space, and a convenient island. Enjoy casual meals at the kitchen table, or host larger family gatherings in the dedicated dining room. A classic staircase leads you upstairs where you will find two spacious bedrooms, a full 4-piece bathroom, and a bountiful primary bedroom complete with its own private ensuite. The basement adds even more versatility with a rec room warmed by a gas stove, an additional bedroom, and bathroom — ideal for guests, teens, or a home office. The front of the home is nothing short of storybook charming, featuring a lovely veranda where you can enjoy your morning coffee in peace. Out back, the fully fenced yard offers privacy and low-maintenance landscaping, along with a fair-sized deck, a fire pit, and a well-maintained hot tub. The double detached garage sits at the rear of the property, and beside it is even more off-street parking that could also accommodate an RV. Located in the heart of Blackfalds, this home is steps away from walking paths, parks, shops, and restaurants — truly the complete package for families seeking comfort, community, and convenience.