



**GRASSROOTS**  
REALTY GROUP

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**98 Pine Crescent  
Blackfalds, Alberta**

**MLS # A2311376**



**\$539,900**

<b>Division:</b>	Panorama Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,784 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Level, Other, Rectangular L		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected

**Features:** Bathroom Rough-in, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** FRIDGE (2), STVE, DISHWASHER, WASHER, DRYER, MICROWAVE, WINDOW COVERINGS, POOL & TRAMPOLINE, GRAGAE DOOR OPENER & CONTROL, BUILT-IN DESK & SHELVING

CUSTOM BUILT 2-STOREY ~ FULLY DEVELOPED W/5 BEDROOMS & 4 BATHROOMS ~ LOCATED ACROSS FROM A LARGE GREEN SPACE ~ MOVE IN READY ~ recent updates include, vinyl plank flooring, paint, appliances, basement development ~ Covered front veranda has views of the park and leads to a welcoming foyer ~ The living room features high ceilings that open to the upper level and is centred by a cozy gas fireplace with a niche above ~ The kitchen offers a functional layout and features an abundance of light stained maple cabinets loaded with extra deep drawers, a built in pantry and crown moulding; ample counter space including an island with a raised eating bar and granite composite sink; full tile backsplash with stainless steel behind the stove; spacious corner pantry; and upgraded stainless steel appliances ~ Easily host large gatherings in the dining room with garden door access to the sunny south facing deck with a privacy wall and pergola ~ French doors lead to the main floor office/den with a built in desk and a large picture window with park views ~ 2 piece main floor bathroom ~ Mud room with conveniently located laundry and access to the double attached garage ~ Open staircase is flooded with natural light, overlooks the main level and leads to the upper level landing ~ The spacious primary bedroom can easily accommodate a king bed plus multiple pieces of furniture, has a massive walk in closet with built in organizers, and features a spa like ensuite with a jetted soaker tub and separate walk-in shower ~ 2 bedrooms on the upper level are both a generous size, one bedroom has a walk-in closet ~ 4 piece bathroom has an oversized vanity, linen closet and transom window ~ The recently developed basement has operational in-floor heat and offers tons of additional space including a large, bright family room with recessed

lighting, a huge bedroom with ample closet space, 3 piece bathroom with a walk in shower and space for storage ~ HEATED 24' x 24" double attached garage has two overheads doors, a large window for natural light, and a man door to the side/backyard ~ The sunny south facing backyard is landscaped, includes a pool and trampoline, is fully fenced (vinyl), with back alley access and a fenced in chicken coop/dog run ~ Located across from a green space with playgrounds, sports courts, skate park and walking trails leading to wet lands ~ Located walking distance to schools, shopping and all other amenities.