



**139 Morris Court
Blackfalds, Alberta**

MLS # A2315213



\$647,500

Division:	Mckay Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,924 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Microhood, Washer, Dryer, garden boxes, a/c, all window coverings, attached shelving and cabinets in garage,

Family homes in locations like this don't come along very often. Tucked away on one of Blackfalds' most desirable family-friendly closes, this fully developed 1,924 Sq.Ft. two-storey offers 4 Bedrooms, 3.5 Bathrooms, a Bonus Room, walk-out basement, Double Attached Garage, and something that's becoming harder to find—no rear neighbours. Backing onto open space with a west-facing backyard, this is the kind of setting where kids can play, families can gather, and summer evenings can be enjoyed long after the sun starts to set. Step inside and you'll immediately appreciate the spacious entryway, taller ceilings, abundant storage, and beautiful hardwood floors throughout the main level. The open-concept design is centred around an impressive Kitchen featuring granite countertops, stainless steel appliances, a large centre island, corner pantry with wood shelving, and an incredible amount of cabinet space. The dining area overlooks the backyard and opens onto the upper deck, while the living room is filled with natural light and anchored by a gas fireplace with a wood mantle. Upstairs, the primary bedroom easily accommodates a king-sized suite and includes a large walk-in closet with wood shelving and a 5-piece ensuite with dual sinks, a walk-in shower, and a soaker tub. Two additional bedrooms are generously sized and share a full 4-piece bathroom. The convenient upper-floor laundry room helps simplify daily routines, while the oversized Bonus Room creates the perfect space for movie nights, gaming, or family time. The fully developed walk-out basement provides even more room to spread out with a large recreation room, fourth bedroom, full bathroom, and additional storage. Whether you're hosting friends to watch the game, setting up a play area, or creating a space for teenagers to hang out, there's plenty of flexibility here. Outside, the backyard is

built to be enjoyed. The upper deck includes a gas line for the BBQ, while the lower concrete patio offers another place to relax. The fully fenced yard features garden boxes, back lane access, and a swing gate with room for RV, boat, or trailer storage. The attached garage has built-in shelving, cabinets, and gas line rough-in, while Central Air Conditioning installed just one year ago keeps the home comfortable all summer long. Exceptionally clean and move-in ready, this is the kind of family home buyers wait for—offering space to grow, a layout that works, and a location that's difficult to beat. Settle in, enjoy the backyard, and make the most of summer before the busy fall season arrives.