



GRASSROOTS
REALTY GROUP

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**18 Athens Place
Blackfalds, Alberta**

MLS # A2315893



\$439,900

Division:	Aurora		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,524 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Concrete Driveway, Garage Door Opener, Garage Faces Front,		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Rectangular Lo		

Heating:	Forced Air	Water:	Public
Floors:	Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected

Features: Bathroom Rough-in, Breakfast Bar, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, BLINDS, GARAGE DOOR OPENER, SHED

CONTEMPORARY DESIGN, TONS OF UPGRADES & EXCEPTIONAL CRAFTSMANSHIP ~ 3 BEDROOM, 3 BATHROOM SEMI-DETACHED 2-STOREY ~ HEATED ATTACHED GARAGE ~ Pride of ownership is evident in this well cared for custom built home ~ Stone accents with modern siding create eye catching curb appeal ~ Premium European-style windows and doors add exceptional energy efficiency, sound insulation, and add to the modern aesthetic ~ Covered entry leads to a welcoming foyer with a large coat closet and easy access to the garage ~ The open concept main floor layout is complemented by high ceilings with LED lighting and luxury vinyl plank flooring ~ The modern kitchen offers an abundance of light stained oak cabinets with crown moulding, plenty of stone countertops including an island with an eating bar and undermount sink, full tile backsplash, upgraded stainless steel appliances, and a wall pantry ~ The dining room has large windows that fill the space with natural light plus garden door access to the deck (w/privacy wall) and the backyard ~ 2 piece main floor bathroom ~ The primary bedroom has a modern feature wall, large walk-in closet with built in organizers, 4 piece ensuite with an oversized vanity, and it can easily accommodate a king size bed plus multiple pieces of furniture ~ 2 additional bedrooms are both a generous size with ample closet space (one with a walk-in closet) ~ 4 piece bathroom and centrally located laundry complete the upper level ~ The basement has drywall on the exterior walls, high ceilings, bathroom plumbing roughed in, and awaits your future development ~ The sunny south facing backyard is landscaped, fully fenced and has back alley access ~ HEATED 29' L x 17.5' W attached garage is insulated, finished with drywall, and has a man door to the front yard ~ Located close to numerous walking trails &

wetlands, parks and playgrounds, with easy access to schools, shopping and all other amenities ~ Move in ready!