



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

18 Aztec Street
Blackfalds, Alberta

MLS # A2318478



\$629,900

Division:	Aurora		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,617 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	In Floor Roughed-In, Natural Gas	Water:	Public
Floors:	Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1M
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Bathroom Rough-in, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	\$4000 APPLIANCE CREDIT		

MODERN DESIGN, PREMIUM UPGRADES & EXCEPTIONAL CRAFTSMANSHIP ~ 3 BEDROOM, 3 BATHROOM MODIFIED BI-LEVEL W/ WALKOUT BASEMENT ~ HEATED ATTACHED GARAGE ~IMMEDIATE POSSESSION AVAILABLE ~ Contemporary siding and stone accents come together to create standout curb appeal, with premium European-style windows and doors providing superior insulation, sound reduction, and a refined modern look ~ A large covered front entry welcomes you and leads to the bright and spacious foyer with high ceilings, a built-in bench with hooks, an additional coat closet, and convenient access to the attached garage ~The open-concept main living area is highlighted by soaring vaulted ceilings, durable luxury vinyl plank flooring, and oversized windows that flood the space with natural light ~ The beautifully appointed kitchen is designed for both everyday living and entertaining, featuring ceiling-height two-tone cabinetry with crown moulding, an abundance of quartz counter space, a massive island with an undermount sink and eating bar, full tile backsplash, a walk-in pantry, and stylish fixtures ~ The spacious dining area is highlighted by a modern statement light fixture and offers direct access through patio doors to the oversized covered deck with aluminum railings and a low-maintenance waterproof finish ~ The living room is centred by a stylish fireplace and feature wall with stone and wood accents ~ Two main floor bedrooms are both a generous size with ample closet space ~ 4 piece main bathroom has an oversized quartz topped vanity and a tile tub surround with matte black fixtures ~ The functional main floor laundry room offers built-in storage, a practical folding counter, and a window for plenty of natural light ~ Open staircase leads to the private primary bedroom and overlooks the main floor below ~The

spacious primary retreat is highlighted by a striking feature wall and offers plenty of room for a king-size bedroom suite ~ The spa-inspired 5-piece ensuite features a quartz dual-sink vanity, a freestanding soaker tub, and a beautifully tiled walk-in shower with glass doors ~ Oversized walk-in closet is complete with built-in organizers and a window for natural light ~ Spacious 1,135 sq. ft. unfinished walkout basement featuring high ceilings, large above-grade windows, and patio doors providing abundant natural light and direct grade-level access to the backyard, has bathroom plumbing and in-floor heating roughed in, and Includes dedicated storage and utility rooms, creating a versatile space ready for your custom design and finishing touches ~ HEATED 24' x 24' attached garage is insulated, finished with drywall, and has a floor drain ~ Sod in the front yard and topsoil to grade in the backyard will be completed by the builder ~ Alberta New Home Warranty Coverage ~ Located close to numerous walking trails & wetlands, parks and playgrounds, with easy access to schools, shopping and all other amenities ~ Move in ready with immediate possession available!