



GRASSROOTS

REALTY GROUP

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**A & B, 58 Valmont Street
Blackfalds, Alberta**

MLS # A2318819



\$579,900

Division:	Valley Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,543 sq.ft.	Age:	2016 (10 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Front Drive, Side By Side, Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1M
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Open Floorplan		

Inclusions: 2 Refrigerators, 2 Stoves, 2 Microwaves, 2 Dishwashers, Washer & Dryer, Washer & Dryer Stacked (NEW), 2 Garage Door Openers, 2 Remotes, Window Coverings, White cabinets in Kitchen & Laundry

Check out this exceptional up/down LEGALLY SUITED home. The main-level suite offers enhanced ACCESSIBILITY with only a few exterior steps accessed on the east side, delivering comfortable SINGLE-LEVEL LIVING plus garage access just off the kitchen. The kitchen has lots of cabinets and counter space and is open to the living/ dining room. Between the two spacious bedrooms is a full bathroom and laundry closet. Stepping out back onto the COVERED DECK, you’re able to overlook your private fenced yard with well maintained, raised garden beds.

The upper residence is accessed from the west side, has it’s own garage access and a large coat closet with additional storage on the ground level. Upstairs is another coat closet after turning the corner to HUGE WINDOWS and TALL CEILINGS highlighting a beautiful WEST/SOUTHWEST view. The kitchen is large and open to the living and dining areas allowing for easy entertainment. It also has a large primary suite with walk-in closet and ensuite, 2 additional bedrooms and bathroom as well as it’s own laundry room. A NEWLY ADDED REAR PARKING PAD on this side ensures full municipal compliance and dedicated parking for all occupants. Designed for straightforward utility management, the property includes INDIVIDUAL UTILITY meters for each unit and an exterior-access mechanical room housing independent furnaces, separate hot water tanks and access to the crawl space. Storage capacity is maximized by this HEATED FOUR-FOOT CRAWL SPACE that spans the entire footprint of the home. Positioned with easy access to highways 2 & 2A, local schools, and parks.