GRASSROOTS REALTY GROUP

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133 Portway Close
Blackfalds, Alberta

MLS # A2321846

$550,000

Division:	Pinnacle		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,256 sq.ft.	**Age:**	2013 (13 yrs old)
Beds:	3	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached, Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Landscaped		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-1S
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Granite Counters, High Ceilings, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Microwave, Dishwasher, Washer, Dryer, All Window Coverings, Shelving in Living Room, Front Garage Door Opener + Remote, Detached Garage Door Opener + Remote, Central A/C, Shed

Welcome home! This well maintained 2-storey located on a quiet close, offers the perfect blend of style, function, and thoughtful upgrades throughout. From the front veranda featuring a maintenance-free composite decking and aluminum railing, step inside to a spacious front entry and an inviting open-concept main floor complete with hardwood and tile flooring, 9-foot ceilings, and large south-facing windows create a bright and welcoming space filled with natural light. The kitchen is designed for both everyday living and entertaining, featuring cappuccino-stained birch cabinetry, granite countertops, stainless steel appliances, raised eating bar, and corner pantry. The cozy gas fireplace anchors the living room, while patio doors lead to a spacious deck with maintenance-free aluminum railing, perfect for summer BBQs and relaxing evenings outdoors. The main floor is complete with a 2-pc bathroom, main floor laundry and access to the front attached heated garage. Upstairs, you'll find the spacious primary bedroom complete with a walk-in closet and 4-piece ensuite. Two additional bedrooms and a 4-pc bathroom complete the second floor. The basement is already well on its way to being finished, offering a framed family room, bedroom, and 3-piece bathroom, giving you extra living space without starting from scratch. Outside, you'll find the fully fenced and landscaped backyard with back-alley access, offering both privacy and convenience. Car enthusiasts, hobbyists, and anyone needing extra space will appreciate not one, but two heated garages! The heated detached garage with loft space is the ultimate man cave, workshop, hobby space, or storage solution. This property offers a combination of quality finishes, incredible garage space, a family-friendly layout, and room to grow. All of this within proximity to schools, parks, walking trails and shopping.

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