



GRASSROOTS
REALTY GROUP

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**4761 Aspen Lakes Boulevard
Blackfalds, Alberta**

MLS # A2322870



\$554,900

Division:	Aspen Lakes West		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,435 sq.ft.	Age:	2024 (2 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating: Forced Air

Floors: Carpet, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Closet Organizers, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: None

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-1M

Utilities: -

This stunning modified bilevel home built in 2024 in Blackfalds offers modern living with thoughtful design throughout. With 1435 square feet above grade and a fully finished basement to add two more bedrooms and an additional 992 square feet of finished living space, which makes this home a 5 bedroom, 3 bathroom home making it ideal for families or anyone needing extra room. The bright open-concept main floor showcases contemporary finishes and a welcoming atmosphere. The south facing deck is perfect for enjoying evening sun, outdoor dining, or simply relaxing with friends and family. Located in the desirable community of Aspen Lakes, this home blends style, comfort and convenience in one exceptional package.