



**109 Ash Close
Blackfalds, Alberta**

MLS # A2323820



\$525,000

Division:	Aspen Lake		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,164 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Landscaped, Lawn, Man		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R1M
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan		

Inclusions: NA

BEAUTIFUL MODERN BI-LEVEL with a WALKOUT BASEMENT BACKING ONTO GREENSPACE AND WALKING TRAILS! This thoughtful design brings both style and comfort to the forefront. The natural color palette and covered foyer offer a charming curb appeal. A double attached garage provides plenty of indoor parking. The bright and inviting upper level showcases an open floorplan, ideal for functional family living. Lovely laminate flooring flows seamlessly throughout the home. The kitchen features rich maple cabinetry, stainless steel appliances, and an island for additional seating. The spacious primary bedroom is conveniently located on the upper level, complete with a 4-piece ensuite and wonderful walk-in closet. A second bedroom and 4-piece bathroom offer flexibility for family, guests or a home office. Enjoy your morning coffee on the peaceful upper patio that overlooks an expansive greenspace backing onto walking trails. The fully finished walkout basement expands your living space while providing easy access to the backyard oasis. The lower level is bright and spacious, featuring a generous family room and large windows that flood the space with natural light. Easily entertain or cuddle up for movie nights, the in floor heating provides a cozy comfort. Two generous bedrooms and a 4-piece bathroom provide comfortable accommodations for family or overnight guests. Laundry is conveniently located on this level as well. Step thru the garden doors to this peaceful retreat, perfect for entertaining or simply relaxing. The partially covered patio offers a serene location for lounging in the shade. The rear gate gives you direct access to the Trans Canada walking paths, ideal for biking, running, or a leisurely stroll. The yard is completely fenced for the kids and pets to safely play. Central Air keeps this home comfortable during those warm summer months. This

well maintained property has just hit the market and is definitely a hot item! Don't hesitate, tour this home today!