



GRASSROOTS
REALTY GROUP

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110 Cedar Square
Blackfalds, Alberta

MLS # A2323921



\$549,900

Division:	Cottonwood Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Modified Bi-Level		
Size:	1,476 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Contact Seller Directly		

Click brochure link for more details** Discover the perfect blend of comfort, style, and convenience in this beautifully maintained home located in the sought-after community of Cottonwood Estates. From the moment you arrive, you'll appreciate the inviting curb appeal and family-friendly location close to schools, parks, playgrounds, walking trails, shopping, and everyday amenities. Inside, you'll find a bright and functional layout designed for modern living, featuring spacious living areas, an open-concept design, and plenty of natural light throughout. The kitchen offers ample cabinetry and workspace, making it ideal for both everyday living and entertaining guests. The generous bedrooms provide comfortable retreats, while the well-appointed bathrooms add convenience for the entire family. Whether you're hosting friends, enjoying family time, or simply relaxing at home, this property offers the space and flexibility to suit your lifestyle. Step outside and enjoy the private yard, perfect for summer barbecues, kids, pets, or simply unwinding after a long day. The attached garage and additional parking add practicality and value. This move-in-ready home offers an exceptional opportunity for first-time buyers, growing families, downsizers, or investors looking to own in one of Blackfalds' most desirable neighborhoods.