



15 Aura Drive  
Blackfalds, Alberta

MLS # A2324217



**\$625,000**

<b>Division:</b>	Aurora		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,293 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Pantry, Walk-In Closet(s)		

**Inclusions:** Fridge x2, Stove x2, Dishwasher x2, Microwave Hood Fan x2, Washer x2, Dryer x2, Tv Wall Mount

Welcome to this stunning 2024 Kaymon Homes build in the sought-after community of Aurora, where modern design meets exceptional functionality. Ideally situated close to parks, scenic walking trails, and beautiful green spaces, this home offers the perfect balance of comfort, style, and convenience. Designed with versatility in mind, this property features a fully legal 2-bedroom basement suite with a separate entrance, in-floor heating, and bright, contemporary finishes—an excellent opportunity for rental income or multigenerational living. The main home boasts a bright, open-concept layout with luxury vinyl plank flooring throughout the spacious living and dining areas. The modern kitchen flows seamlessly into the main living space, making it perfect for entertaining or everyday family life. Upstairs, you'll find three generous bedrooms, including a king-sized primary retreat complete with a walk-in closet and a private 3-piece ensuite. The two additional bedrooms are both spacious and are conveniently connected by a well-appointed 3-piece bathroom. Additional features include a heated attached garage, hot water on demand, central air conditioning and quality craftsmanship throughout. Whether you're looking for a family home with mortgage-helper potential or an investment opportunity in one of Aurora's most desirable neighbourhoods, this exceptional property checks all the boxes.