



GRASSROOTS

REALTY GROUP

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**14 Mckay Boulevard
Blackfalds, Alberta**

MLS # A2324852



\$374,900

Division:	Mckay Ranch		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,474 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Irregular Lot, Landscaped, Level		

Heating: Forced Air, Natural Gas

Water: Public

Floors: Carpet, Hardwood

Sewer: Sewer

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: ICFs (Insulated Concrete Forms)

Zoning: R2

Foundation: Block, ICF Block

Utilities: -

Features: Bathroom Rough-in, No Smoking Home

Inclusions: NA

This beautiful Half Duplex is built with a Sound Proof ICF Block common wall that ensures you won't hear the neighbors! With over 1400 Sq. Ft. above grade and Two Master bedrooms complete with Ensuite bathrooms. This Green Built home located in the Mckay Ranch subdivision. Tile stretches from the entry through the Laundry room into the main floor bathroom. Laminate Plank flooring thru-out the open concept living room, dining and kitchen area. Spacious kitchen with a breakfast bar island, pantry and full tile backsplash. 10x10 deck off the kitchen with plenty of room for entertaining on those warm summer nights. Basement is constructed with ICF concrete block, high efficient furnace & Hot water tank. The basement is framed and ready for finishing with a 3rd bedroom, bathroom and family room. This home is Green Built and carries the remainder of the 10 year progressive New Home Warranty. The attached heated 13x26 garage will help you keep warm in the winter, while the central A/C will keep you cool in the summer - when you aren't out in the backyard on the oversize deck enjoying the summer sunsets. Close to schools, parks & various amenities in Blackfalds or only 10 minutes from Red Deer.