



GRASSROOTS
REALTY GROUP

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**113 Aztec Crescent
Blackfalds, Alberta**

MLS # A2327411



\$595,000

Division:	Aurora		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,770 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Lawn, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		

Inclusions: refrigerator, stove, dishwasher, microwave hood fan, washer, dryer, air conditioner

Rare find! A brand new home that features 5 bedrooms, 3 1/2 baths, detached heated garage all for under \$600k. One must also mention the very spacious open floor plan on the main floor that will easily accomodate a large sectional plus a very large kitchen table for those overflowing family gatherings with a convenient half bath nearby. Upstairs you will discover two bedrooms, a 4pc bath plus a large primary bedroom with 3pc ensuite and walk in closet. The laundry room is close at hand upstairs as well. Downstairs is a large family room complete with wet bar, two more bedrooms and another 4 pc bath. Lots of space for everyone. Don't forget AC throughout for those hot summer days which we seem to have a lot of. Some of the photos have been virtually staged and the home comes with six appliances however the ones in the photos will not be the same as those supplied by the builder. Detached double heated garage completes the package along with a fully fenced yard. Great value for everything that's included.