



GRASSROOTS
REALTY GROUP

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**114 Palmer Circle
Blackfalds, Alberta**

MLS # A2328344



\$609,900

Division:	Panorama Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,600 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane		

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:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Primary Downstairs, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Refrigerator, Stove, Dishwasher, Microwave x 2 for each level		

Welcome to a home that offers more than just beautiful design — it offers opportunity! This brand new 1,600 sq ft two-storey stands out with an oversized 22' x 24' attached garage and a bright, open-concept main floor that feels modern, elevated, and inviting. Durable vinyl plank flooring, recessed lighting, and a beautifully finished kitchen with quartz countertops create a clean, sun-filled space designed for everyday living. Upstairs, you'll find three spacious bedrooms, including a primary retreat complete with a walk-in closet and a private four-piece ensuite, along with an additional full four-piece bathroom for added convenience. The fully developed legal basement suite adds incredible flexibility, complete with its own private entrance, furnace, and hot water tank. Featuring high ceilings, a full kitchen, and matching brand new LG appliances, the one-bedroom, one-bathroom suite is finished with the same vinyl plank flooring and quartz countertops as the main home, creating a seamless, high-end feel throughout. Both levels include a full LG appliance package, fridge, stove, dishwasher, and microwave, making this a truly move-in-ready home from day one. Clean design and thoughtful layout, this is a home that stands out for all the right reasons.