



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**5446 Vista Trail
Blackfalds, Alberta**

MLS # A2328360



\$629,900

Division:	Valley Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,351 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, No Neighbours Behind		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R1M
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Elevator, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows

Inclusions: 2 TVs, Mini Fridge, Deep Freezer in garage, Hanging Jewelry Box, Ceiling tracks x 3 in basement, planter boxes, Water - Reverse Osmosis, Microwave in basement

If you've been searching for a home that lets you live independently — without sacrificing style, comfort, or space — this walkout bungalow in Blackfalds was designed with exactly that in mind. From the private elevator to the wheel-in showers, wide-open sightlines, and ceiling track systems, every detail here has been thoughtfully adapted for wheelchair accessibility and barrier-free living. This isn't a home that's been retrofitted - it's a home that was built to work for real life. At over 2,600 sq ft of developed living space, there's room to spread out, entertain, and live comfortably on your own terms. And with green space and mature trees behind you and no neighbours behind you, it's private & peaceful. Step inside to vaulted ceilings, oversized windows, and laminate flooring that flows through an open, wheelchair-friendly layout. The kitchen features stainless steel appliances, a large island with room to prep, generous cabinetry, and clear sightlines into the dining and living spaces - so you're never cut off from the conversation, whether you're cooking or relaxing. Two spacious bedrooms and a full 5-piece bathroom round out the main level, complete with a soaker tub, walk-in shower, and dual sinks. Direct, barrier-free access connects the home to the attached insulated garage with a wall-mounted space heater. The flooring of the garage has an anti-slip cement paint layer for added safety. A private elevator takes you seamlessly down to the fully developed walkout basement: no stairs, no obstacles, no compromises. Downstairs you'll find a large family room with a cozy fireplace, and a large accessible bedroom with ensuite access to a full bathroom with a wheel-in shower. Specialized ceiling track systems and an adapted laundry area make daily routines simpler, whether this home is for you, a loved one, or a multi-generational household. Outside you will

find a backyard you can actually enjoy. The West-facing, oversized lot backs onto green space with no neighbours behind, and accessible transitions carry you right from the home into the outdoors. It's a private, low-maintenance space to garden, relax, and soak in the view. This location wasn't chosen by accident. You're close to the Abbey Centre, known for its accessible facilities and outstanding rehabilitation and recreation programs, with accessible bus service running directly to the home. A barrier-free park sits nearby, and a new K-5 school is currently under construction just down the street — meaning this community is only getting more connected and family-friendly. Homes that combine true wheelchair accessibility with this level of style, space, and location almost never come up. If independent living without limitations is what you're looking for, this is the one.