



GRASSROOTS
REALTY GROUP

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**10 Sparrow Close
Blackfalds, Alberta**

MLS # A2328480



\$479,900

Division:	Harvest Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,050 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape		

Heating:	In Floor Roughed-In, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1M
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Pantry, Sump Pump(s)		
Inclusions:	Garage Remotes (2), Gazebo		

Welcome to 10 Sparrow Close, where pride of ownership is evident from the moment you arrive. Beautifully maintained and exceptionally clean, this move-in ready home is tucked away on a desirable Blackfalds cul-de-sac. Offering over 1900 sq ft of thoughtfully designed living space, this fully finished bilevel combines warm, timeless finishes with a functional layout today's families are looking for. The bright main floor features vaulted ceilings and a kitchen with a centre island, abundant warm wood cabinetry, stainless steel appliances and an adjoining dining area with access to the back deck. The spacious primary bedroom offers two closets, a private 3-piece ensuite and peaceful views of the backyard. The fully developed lower level offers a comfortable family room, two additional bedrooms, a full bathroom, and a nice laundry room. In-floor heat is roughed-in for both the basement and the garage, an easy upgrade if desired. Step outside to one of the homes standout features ~ a sunny west-facing backyard designed for relaxing and entertaining. Enjoy the large deck with a covered gazebo, fully fenced yard, fire pit area and plenty of room for children, pets and summer gatherings. Located close to schools, parks, shopping, the Abbey Centre, the bike park and numerous community amenities, this move-in ready home offers the perfect blend of comfort, function and location. Nothing to do except move in, unpack, and enjoy.