



GRASSROOTS
REALTY GROUP

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**73 Maclean Close
Blackfalds, Alberta**

MLS # A2328746



\$650,000

Division:	Mckay Ranch		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,842 sq.ft.	Age:	2016 (10 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1M
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Granite Counters, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		

Inclusions: Fridge, Stove, Microwave, Dishwasher, Washer, Dryer, All Window Coverings, Mirror on Wall by Front Entrance, Towel Shelf in Ensuite, Wine Fridge in Basement Bar, Central A/C, Water Softener, Garage Door Openers x 2, Garage Door Remote(s), Garage Heater, Shed

Welcome to this Immaculate Fully Developed Modified Bi-Level with Walk-Out Basement and Attached Double Garage on a quiet close in Blackfalds. The spacious tiled front entry features a convenient laundry room with built-in cabinetry and a sink along with access to the front attached and heated double garage. Vaulted ceilings and hardwood flooring flow throughout the bright and open main living area. The living room features a stunning three-sided stone fireplace that creates a warm focal point. The kitchen is designed for everyday living with dark granite countertops, a massive stone-accented island with a raised eating bar, corner pantry, tile flooring, and plenty of cabinets and counter space. Off of the dining room is access to the extended south-facing composite deck with plenty of room for outdoor dining and BBQ's. Two good-sized bedrooms and a 4-piece bathroom complete the main level. Upstairs you will find the private primary suite that offers a truly impressive walk-in closet, along with a spacious 5-piece ensuite featuring double sinks, a soaker tub, and an oversized walk-in shower. Downstairs, the fully finished walk-out basement offers exceptional additional living space with two large bedrooms, a 4-piece bathroom, a spacious family room, and a wet bar with granite countertops. Making it an ideal setup for entertaining or hosting guests. Large windows provide plenty of natural light, while underfloor heat, abundant storage, a water softener, and central air conditioning add to the home's comfort and functionality. Step outside to the walk-out basement and enjoy the covered stamped concrete patio that overlooks the fully fenced and landscaped backyard. Recent Updates: Fridge (2025), Microwave (2026), Upstairs Carpet (2023), Garage Doors, Front & Back Composite Decking Located within walking distance of parks, playgrounds, and schools, with quick

access to Highway 2, this is a move-in-ready family home that checks all the boxes.