



GRASSROOTS
REALTY GROUP

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**30 Cascade Street
Blackfalds, Alberta**

MLS # A2328934



\$424,900

Division:	Cottonwood Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,570 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave BI, Washer, Dryer, Freezer, All Window Coverings, Bathroom Mirrors, Garden Shed, Freezer, TV Wall Mounts

Welcome to this beautifully designed, nearly new home in the vibrant community of Blackfalds. Enjoy the modern style, thoughtful upgrades, and exceptional value in this three bedroom, three bathroom two storey. With all major amenities and a K-6 school nearby, this location delivers convenience and community in equal measure. Step inside to a bright, open-concept main floor where the kitchen, dining, and living spaces flow seamlessly. The kitchen stands out with clean white cabinetry and a contrasting dark center island with eating bar, stainless appliances and corner pantry. You'll love the main floor den/office space tucked away at the front of the house. Two piece bath completes the main level. Upstairs, you'll find a well-planned layout featuring a separate laundry room and three spacious bedrooms. The primary suite offers a generous walk-in closet and a beautifully finished three piece ensuite. Two additional bedrooms share a modern full bath. The unfinished basement provides incredible potential for future rec room, gym, bathroom and more. The choice is yours. Enjoy the convenience of central AC in the warm upcoming months. Outside, the property sits on a roomy fully fenced west exposed lot with a two-car parking pad and plenty of space to enjoy. This home is the perfect blend of comfort, style, and opportunity, all in a family friendly neighborhood.