



**GRASSROOTS**  
REALTY GROUP

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**1 Churchill Place  
Blackfalds, Alberta**

**MLS # A2329403**



**\$600,000**

|                  |                                                  |               |                   |
|------------------|--------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Cottonwood Estates                               |               |                   |
| <b>Type:</b>     | Residential/House                                |               |                   |
| <b>Style:</b>    | 2 Storey                                         |               |                   |
| <b>Size:</b>     | 1,680 sq.ft.                                     | <b>Age:</b>   | 2012 (14 yrs old) |
| <b>Beds:</b>     | 4                                                | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                           |               |                   |
| <b>Lot Size:</b> | 0.19 Acre                                        |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Landscaped, Pie Shaped Lot |               |                   |

**Heating:** Forced Air

**Floors:** Carpet, Ceramic Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Concrete, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1L

**Utilities:** -

**Inclusions:** Hot Tub (As Is)

Welcome home to this beautiful, fully finished custom-built 2-storey residence, set on a massive 8200 sq ft pie lot, offering plenty of room for outdoor living, a large shop, and RV parking. Step inside to a spacious tiled entry that flows into a bright main-floor office&ampmdashperfect for working from home or creating a private study space. Entertain family and friends in the bright open-concept design kitchen and living room, designed for everyday comfort and effortless hosting. Unwind after a long day on your sunny west-facing deck, ideal for relaxing evenings and weekend gatherings. Upstairs, retreat to the generously sized master bedroom featuring a huge walk-in closet and a luxurious 4-piece ensuite complete with a separate shower. You&rsquo;ll also find two more well-sized bedrooms, a full bath, and convenient top-floor laundry with a front-load washer and dryer included. The finished basement is built for recreation and comfort, featuring a home theatre wired with 7.2 surround sound for an incredible movie and sports experience. The basement also offers a 4th bedroom, finished storage space, and a full bath, giving everyone room to spread out. For added convenience, speakers are wired into the master bedroom, office, dining room, living room, and even the deck&ampmdashso you can enjoy your favorite sound throughout the home. Stay comfortable year-round with central air conditioning. Close to schools, shopping, and local amenities, this home offers the space, features, and lifestyle you&rsquo;ve been looking for. See REALTOR&reg; website for complete details.