



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**133 Portway Close
Blackfalds, Alberta**

MLS # A2329855



\$509,900

Division:	Pinnacle		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,372 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Single Garage Detached		
Lot Size:	0.10 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-1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Microwave, Dishwasher, Washer, Dryer, All Window Coverings, Shelving in Living Room, Front Garage Door Opener + Remote, Detached Garage Door Opener + Remote, Central A/C, Shed

If garage space is at the top of your wish list, this 2 Storey home in Blackfalds is it. Offering two heated garages, this property provides the perfect combination of functional living space and incredible room for vehicles, hobbies, storage, and projects. The 17' x 24' heated detached garage checks all the boxes. Featuring 17-foot ceilings, a loft, back alley access, and plenty of room for vehicles, recreational toys, or a workshop, it's the ultimate "man cave" and a space that's hard to find in town. Detached Garage can fit a large SUV or Half-Ton Truck. The home also features a heated front attached garage, adding even more year-round convenience. Inside, you'll find a well-maintained 2-storey home with an open-concept layout, hardwood and tile flooring, 9-foot ceilings, and large south-facing windows that fill the main floor with natural light. The kitchen is designed for everyday living and entertaining with cappuccino-stained birch cabinetry, granite countertops, stainless steel appliances, a raised eating bar, and a corner pantry, all overlooking the spacious living room with a cozy gas fireplace. Patio doors lead to the deck and fully fenced, landscaped south facing backyard, perfect for summer BBQs and family gatherings. The main floor also features convenient laundry, a 2-piece bathroom, and direct access to the heated attached garage. Upstairs you'll find three bedrooms, including a spacious primary suite with a walk-in closet and 4-piece ensuite, plus another full bathroom for the family. The basement is already framed for a family room, bedroom, and 3-piece bathroom, giving you the opportunity to add additional living space while finishing it to suit your needs. Located on a quiet close and within walking distance to schools, parks, walking trails, and shopping, this home offers the ideal combination of family friendly

living and exceptional garage space that’s rarely available.