



GRASSROOTS
REALTY GROUP

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**121 Aztec Crescent
Blackfalds, Alberta**

MLS # A2330101



\$424,900

Division:	Aurora		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,252 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: \$3000 CREDIT FOR APPLIANCES

BRAND NEW 3 BEDROOM, 2 BATHROOM BI-LEVEL BUILT BY PINE HILL CONSTRUCTION ~ 1,252 SQ. FT. ABOVE GRADE ~ IMMEDIATE POSSESSION AVAILABLE ~ Located on a quiet street with no neighbours behind, this move-in ready home offers modern finishes, a functional floor plan and quality craftsmanship throughout ~ Attractive dark blue and stone exterior creates excellent curb appeal, while the covered front entry welcomes you into a spacious foyer featuring luxury vinyl plank flooring, a large coat closet, soaring ceilings that open to the main level and a stylish chandelier above ~ The open concept main living space is complemented by high ceilings, neutral designer finishes, LED recessed lighting and durable vinyl plank flooring ~ The bright living room features a large south facing window overlooking the backyard and fills the space with natural light ~ The thoughtfully designed U-shaped kitchen offers an abundance of white shaker style cabinets with crown moulding, full tile backsplash, stone countertops, an undermount granite composite sink, matte black fixtures, and a peninsula with a counter height eating bar illuminated by pendant lighting ~ The spacious dining room easily accommodates family gatherings, features another large south facing window and offers garden door access to the deck with a privacy wall ~ The primary bedroom can easily accommodate a king size bed plus additional furniture, has a walk in closet with built in organizers and a 4 piece ensuite ~ Two additional main floor bedrooms are both generously sized with ample closet space and are conveniently located across from the 4 piece main bathroom ~ The unfinished basement offers high ceilings, large above grade windows, laundry room, abundant storage space and bathroom plumbing roughed in, with builder plans allowing for future development including a

spacious family room, two bedrooms, 4 piece bathroom and additional storage ~ The sunny south facing backyard has no neighbours behind, offering added privacy and open views ~ Located close to numerous walking trails, wetlands, parks and playgrounds, with easy access to schools, shopping and all other amenities, making this an excellent opportunity to own a brand new home in a growing neighbourhood.