



GRASSROOTS
REALTY GROUP

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**13 Westglen Boulevard
Blackfalds, Alberta**

MLS # A2330259



\$480,000

Division:	Blackfalds - Other		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,053 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1M
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Window Coverings, TV Brackets, Washer & Dryer, Central Vacuum & Attachments, Garage Door Opener & Controller(s), Shed, Firepit, Hot Tub, Raised Garden Beds, Bedroom Office Desk, Bar Fridge, TV-Bracket & Stand -Basement, Deepfreeze, White Shelving In Utility Room, Dining Room Mirror

The Ultimate Home & Shop Package – A Rare Opportunity for Business Owners, Hobbyists & Car Enthusiasts! If you've been searching for a property with an absolutely incredible garage and workshop, your search ends here! This meticulously maintained home features an impressive 24' x 52' detached garage and shop combination that offers endless possibilities for your home business, hobbies, or passions. The fully equipped shop is truly one of a kind, complete with vaulted ceilings, industrial concrete flooring, a full-sized furnace, a convenient 2-piece bathroom, dedicated office space, and direct access to the attached double garage. Whether you're a mechanic, woodworker, car collector, dog groomer, hair stylist, or entrepreneur looking to work from home, this versatile space is ready for you. There's also parking for up to four vehicles off the alley, including RV parking, making it ideal for clients, trailers, or additional storage. Inside, you'll immediately appreciate the pride of ownership and stylish updates throughout. Beautiful high-end luxury vinyl plank flooring (2022) flows through the main level, while the open-concept layout creates a bright and welcoming atmosphere. The spacious living room is filled with natural light from the large picture window and features a cozy electric fireplace, making it the perfect place to relax. The beautifully updated kitchen showcases granite countertops, a newer sink and stunning stone backsplash (2019), complemented by dark cabinetry, a wall pantry, center island, breakfast bar, and ample space for family dining. The main floor offers two generously sized bedrooms, including a spacious primary bedroom with convenient cheater access to the updated 4-piece bathroom. Downstairs you'll find even more living space with a warm and inviting family room featuring a cozy wood-burning stove, a wet bar perfect for entertaining, a

third bedroom, a 3-piece bathroom, and a dedicated laundry room. Step outside to your own private backyard oasis. The south-facing yard features an oversized two-tier deck that's perfect for summer BBQs, outdoor dining, and entertaining. Unwind in the hot tub after a long day while overlooking the raised garden planters, charming English garden, beautifully landscaped yard, and inviting firepit area. Additional updates include a new roof on the home (2020) with durable 30-year shingles and a new hot water tank (2026).