



GRASSROOTS
REALTY GROUP

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**38 Cambridge Close
Blackfalds, Alberta**

MLS # A2330365



\$529,900

Division:	Cottonwood Estates		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,419 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped		

Heating:	In Floor Roughed-In, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1M
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Granite Counters, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, BLINDS

ORIGINAL OWNER ~ IMMEDIATE POSSESSION AVAILABLE ~ 3 BEDROOM, 3 BATHROOM MODIFIED BI-LEVEL ~ HEATED 22' L x 26' W ATTACHED GARAGE ~ Located on a quiet cul-de-sac, this well cared for home offers a functional floor plan, modern finishes and a sunny south facing backyard ~ Covered front entry welcomes you to a bright and spacious tiled foyer with soaring ceilings that open to the upper level ~ The open concept main floor is complemented by 9' ceilings, vinyl plank flooring, an abundance of windows and neutral finishes that create a bright and inviting living space ~ The kitchen offers a functional layout with an abundance of two toned cabinets, ample granite counter space including a raised eating bar, full tile backsplash and stainless steel appliances ~ The spacious dining room has a modern chandelier and offers plenty of room to host a large family gathering ~ The living room features recessed lighting, a gas fireplace with a stone surround and mantle, space for a TV above, and garden door access to the partially covered deck with enclosed storage below ~ Two generous sized bedrooms with ample closet space are conveniently located on the main floor and are separated by the 4 piece bathroom ~ Open staircase overlooks the main living space and leads to the private primary suite located on its own level ~ The spacious primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, features a large walk in closet with built in organizers and a 5 piece ensuite with dual sinks ~ The partially finished basement offers high ceilings, large above grade windows, laundry with a front load washer and dryer, abundant storage, bathroom plumbing roughed in, and a framed and drywalled fourth bedroom awaiting flooring and trim to complete the space ~ The heated 22' L x 26' W attached garage is insulated, finished with

drywall and an overhead door with windows that allow for plenty of natural light ~ The sunny south facing backyard is fully fenced with durable vinyl fencing, landscaped with well established trees and has back alley access ~ Located steps to shopping, multiple schools, parks, playgrounds and walking trails, with easy access to all other amenities ~ Move in ready with immediate possession available.