



GRASSROOTS
REALTY GROUP

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64 Camille Gate
Blackfalds, Alberta

MLS # A2332516

\$449,000

Division:	Cottonwood Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,015 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Heated Garage, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Lawn, Rectangular Lot		



Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1M
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Vinyl Windows		

Inclusions: NONE

Step inside to a generous tiled front entry that leads to a bright and inviting living room featuring vaulted ceilings, large windows, and plenty of space for family gatherings or entertaining. The open-concept kitchen and dining area create the perfect setting for everyday living, allowing conversations to flow while preparing meals. The kitchen is finished with rich dark cabinetry, black appliances, laminate countertops, and garden doors that open onto the sunny south-facing backyard. The primary bedroom is generously sized to accommodate a king-sized bedroom suite and includes a private 4-piece ensuite. A second spacious bedroom and an additional 4-piece bathroom complete the main level. The basement is ready for your personal touch, with the third bedroom already framed in and a thoughtfully planned layout offering space for two additional bedrooms, a third bathroom, and a large family room. Roughed-in in-floor heat adds future comfort, while the laundry is conveniently located in the utility room. The attached garage is insulated, drywalled, and heated, making it ideal for Alberta winters. Outside, the fully fenced south-facing backyard enjoys back alley access and offers plenty of room to relax, garden, or play. Lovingly maintained and not occupied full-time for more than a decade, this home shows exceptionally well and is truly move-in ready. With immediate possession available, you can settle into your new home without delay!