



GRASSROOTS
REALTY GROUP

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114 Sunridge Avenue
Blackfalds, Alberta

MLS # A2333052



\$414,900

Division:	Harvest Meadows		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,115 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	3
Garage:	Alley Access, Double Garage Attached, Driveway		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Interior Lot, Sloped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Asphalt, Mixed	Zoning:	R1M
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Natural Woodwork, Pantry, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this exceptional one owner home, beautifully maintained and meticulously cared for, showcasing pride of ownership at every turn. Featuring three bedrooms, three bathrooms, three generous living/family areas, this property offers marvelous space, design & comfort. From the moment you step through the front door, you'll be welcomed by a bright, sun-filled living room showcasing soaring vaulted ceilings, plush new carpet, and convenient direct access to the attached double car garage. It's a warm and inviting space you'll instantly feel at home in. The kitchen is simply perfection! Thoughtfully designed with high quality cabinetry, an abundance of storage, a pantry, expansive countertops, a convenient center island, and a corner sink overlooking your backyard, this space is as functional as it is beautiful. Whether you're preparing everyday meals or entertaining family and friends, this kitchen is truly a chef's dream. You'll surely appreciate the stunning hardwood flooring flowing throughout the kitchen and dining area. The spacious dining area offers patio access to your deck, seamlessly extending your living space outdoors where you can entertain guests, unwind, and enjoy sunshine and fresh air. To the top level, your primary bedroom is a true retreat providing a generous walk-in closet, your personal 4 piece bathroom with a luxury soaker tub. Also located on this level is the main 4 piece bathroom and a second bedroom. Conveniently within view of the main level, is a family room providing a comfortable gathering space, complimented by a gas fireplace and additional patio door access leading to your backyard. This level is thoughtfully completed with a third bedroom, a 3 piece bathroom, and a dedicated laundry space. Down to the lower level is a flexible space offering endless possibilities. Whether you need a games room, hobby area, guest space, or additional

family room, this room can easily be tailored to fit your family's needs. Connected to the oversized utility room is an abundance of additional storage space, the utility area offers a laundry sink, sump pump, and access to your mechanical components. The shingles have been recently upgraded, providing added peace of mind for years to come. Rounding out this remarkable property is a private, fully fenced backyard complete with a vast deck and two patio doors giving you easy access to your outdoor oasis. This location is nestled in a highly desirable family friendly neighbourhood with access to an abundance of amenities. Enjoy nearby parks, schools, recreation facilities, medical care, shopping, dining, walking trails, and so much more. Come see what makes this extraordinary property the perfect place to call HOME.