



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**45 Alderwood Close
Blackfalds, Alberta**

MLS # A2333286



\$619,900

Division:	Aspen Lakes West		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,882 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Insulated		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, No Back Lane, No Neighbours Behind		

Heating:	In Floor Roughed-In, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks, Stone, Wood Frame	Zoning:	R1M
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, microwave, window coverings, washer, dryer, alarm hardware, 2 sheds, playcentre.

Welcome to this beautifully maintained 2-storey home in the sought-after community of Blackfalds! Built by Silverstone Homes, this 1882 sq. ft two-storey home offers the perfect combination of style, space, and functionality. It is situated on a desirable pie-shaped lot with no neighbours behind and a walking path right beside the home. The large backyard has vinyl fencing, a dog run, and two storage sheds. The home has 9-foot ceilings, a tiled entry with a built-in bench and shoe cubby, and a bright, open-concept main floor flooded with natural light from oversized north-facing windows. The spacious living room features a gas fireplace and durable laminate flooring, creating the perfect space to relax or entertain. The kitchen is open concept with a large island featuring an eat-up bar, granite countertops, a granite sink, white upper cabinetry with contrasting darker lower cabinets, soft-close drawers, pot and pan drawers, stainless steel appliances, a gas stove, a walk-through pantry and a garburator. The dining area easily accommodates a large table and opens onto the 10' x 14' composite deck complete with a gas line for your BBQ. Upstairs has a generous bonus room, convenient upper-floor laundry with access to the impressive primary bedroom featuring a spacious walk-in closet and spa-like ensuite with an oversized soaker tub, glass-tiled shower, and large vanity. Two additional bedrooms, each with walk-in closets, and a full 4-piece bathroom. The walkout basement is already framed, with a bathroom roughed in, offering the opportunity to customize additional living space with future bedrooms and a family room. Underfloor heating is roughed in. Additional features include a 24' x 24' insulated attached garage with a gas line for a future heater, Central vacuum (roughed in), alarm system hardware, water filtration

system, upgraded asphalt shingles, upgrated durable PVC siding. This home is a must see!