



GRASSROOTS
REALTY GROUP

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**203 Cedar Square
Blackfalds, Alberta**

MLS # A2336578



\$579,900

Division:	Cottonwood Estates		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,357 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Alley Access, Double Garage Attached, Oversized, RV Access		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Pie Shaped Lot		

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

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER BLINDS, AC, GARAGE DOOR OPENER AND CONTROL

FULLY DEVELOPED 5 BEDROOM, 3 BATHROOM MODIFIED BI-LEVEL ~ HEATED OVERSIZED DOUBLE ATTACHED GARAGE + RV PARKING ~ LARGE WEST FACING PIE LOT ~ Covered front entry welcomes you to this well cared for home ~ Step into the foyer with tile flooring, high ceilings, and convenient access to the attached garage ~ Fanned stairs lead to the main floor with vaulted ceilings and laminate flooring ~ The kitchen offers an abundance of two-tones cabinets with extra large drawers, stone countertops including an island with an undermount sink, eating bar and pendant lights above, plus a stylish tile backsplash, walk-in corner pantry, and stainless steel appliances ~ The spacious dining room has large west-facing windows and offers plenty of room for a large dining table, making it an ideal space for family meals and entertaining ~ The living room is a warm and inviting space, featuring vaulted ceilings, large west-facing windows that fill the room with natural light, a cozy fireplace and a garden door leading to the partially covered deck and sunny backyard ~ 2 main floor bedrooms are both a generous size and are separated by the centrally located 4 piece main bathroom ~ Open staircase leads to the private primary bedroom located on it's own level featuring vaulted ceilings, large windows, a walk-in closet with built in organizers and an ensuite with a walk-in shower ~ The fully finished basement with large above grade windows offers exceptional living space, featuring a large family room with space for a sitting area and games table, 2 ample size bedrooms including one with a cheater door to the 3 piece bathroom, laundry and tons of storage space ~ This home also offers the year-round comfort of central air conditioning and basement in-floor heating ~ Oversized double attached garage is insulated, finished with painted drywall, has

built-in shelving, and a convenient man door to the backyard ~ The large west-facing pie lot offers an abundance of outdoor space, with durable vinyl fencing, mature trees (fruit) and shrubs, raised garden beds, partially enclosed storage beneath the deck, and ample room for an additional garage (subject to the required approvals) ~ Walking distance to schools, parks and playgrounds just steps away, close to walking trails, shopping, dining and all other amenities ~ Pride of ownership is evident!