



GRASSROOTS
REALTY GROUP

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**77 Alderwood Close
Blackfalds, Alberta**

MLS # A2339062



\$469,900

Division:	Aurora		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,132 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Separate Entrance		

Inclusions: All window coverings

Welcome to 77 Alderwood Close in Blackfalds—a well-maintained 2015 home nestled in a quiet residential close in the desirable Aspen Lakes / Aurora Heights area. The main level offers an open floor plan with two bedrooms and two bathrooms. A patio door from the kitchen leads to a large covered deck — perfect for morning coffee or evening relaxation. The primary bedroom features a private ensuite with a large shower and a walk-in closet. The walk-out basement is partially developed with framing complete and some drywall already in place. It includes space for two additional bedrooms, a spacious family room, a future bathroom, and in-floor heating already roughed in — giving buyers excellent flexibility to finish the lower level to their needs and significantly expand the living space. The attached garage is extra large, insulated, and drywalled. Located in one of Alberta’s faster-growing communities, Blackfalds sits conveniently along Highway 2A between Red Deer and Lacombe. Residents enjoy a family-friendly, small-town atmosphere with strong recreational amenities nearby (Abbey Centre, parks, trails, spray park, bike skills park, and the Eagle Builders Centre), solid schools, and easy commuting access to major centres. A practical and expandable family home in a great Blackfalds location.