



GRASSROOTS
REALTY GROUP

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191 Morris Court
Blackfalds, Alberta

MLS # A2339320



\$585,000

Division:	Mckay Ranch		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,512 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3
Garage:	Aggregate, Double Garage Attached, Heated Garage, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: TV wall mount(s), alarm system hardware (no current contract), shed, hot tub as-is

Welcome to 191 Morris Court, a beautifully finished 4-bedroom, 3-bathroom home tucked into a quiet court in desirable McKay Ranch. From the moment you step inside, you'll appreciate the bright, open layout, vaulted ceilings, large windows, and thoughtful finishes throughout. The kitchen features granite countertops, a corner pantry, newer appliances, and a large island with plenty of space to gather. The spacious living room is filled with natural light and anchored by a cozy corner gas fireplace, creating a warm and inviting space to relax. The primary suite offers a comfortable retreat with a generous walk-in closet and ensuite featuring a corner soaker tub and beautiful tiled glass shower. Main-floor laundry adds everyday convenience. Downstairs, the fully finished walkout basement provides even more room to enjoy, with a spacious recreation room, wet bar, additional bedrooms, and direct access to the backyard patio. In-floor heating, a high-efficiency furnace, and central air conditioning keep the home comfortable year-round. Outside, enjoy an upper deck overlooking the yard, vinyl fencing, underground sprinklers, RV parking, and a storage shed. The oversized heated garage and aggregate driveway provide excellent space for vehicles, toys, and storage. With 4 bedrooms, 3 bathrooms, generous living spaces, a walkout basement, and a great combination of indoor and outdoor features, this impressive McKay Ranch home offers the space, comfort, and functionality to enjoy for years to come.