



GRASSROOTS
REALTY GROUP

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170 Morris Court
Blackfalds, Alberta

MLS # A2341945



\$569,900

Division:	Mckay Ranch		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,476 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, Vaulted Ceiling(s), Wired for Sound		

Inclusions: n/a

Prepare to be captivated by this custom-built, 5-bedroom, 3-bathroom modified bi-level, nestled on a tranquil street in the heart of Blackfalds. Step inside and be greeted by an expansive open-concept living space, where a chef's dream kitchen awaits. Boasting an abundance of cabinetry, a convenient corner pantry, sleek stainless steel appliances, and a magnificent center island, this culinary haven seamlessly flows into the inviting dining and living areas, perfect for entertaining or cozy family gatherings. Retreat to the luxurious master suite, a sanctuary of comfort featuring a generously sized walk-in closet and a breathtaking ensuite. Indulge in the spa-like ambiance with a soaker tub, a custom-designed river rock glass shower, and the convenience of his-and-her sinks. The fully developed basement expands your living space with two additional bedrooms, a well-appointed 3-piece bathroom, and a sprawling family room complete with a wet bar, ideal for hosting game nights or movie marathons. This exceptional property is further enhanced by a treasure trove of extras: a fully finished and heated 22x26 garage, exquisite hardwood and tile flooring, elegant granite countertops, a Sono's sound system with built-in speakers, and a large corner lot offering ample outdoor potential. Enjoy the privacy of vinyl fencing, the grandeur of vaulted ceilings, and the sophistication of upgraded blinds, soft-close drawers, modern toilets, and stylish light fixtures. The newly completed basement development, coupled with the charm of great neighbors, truly makes this a remarkable place to call home.