



GRASSROOTS
REALTY GROUP

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**5328 Aspen Drive
Blackfalds, Alberta**

MLS # A2344714



\$399,000

Division:	Aspen		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,113 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Double Garage Detached, Driveway, Garage Door		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Front Yard, Landscaped, Lawn		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1M
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s)		

Inclusions: Fridge, Stove, BI-Dishwasher, BI-Microwave, Washer, Dryer, All Window Coverings, Both Fireplaces Sold 'As Is

This great family home offers the ultimate garage setup with an attached double garage PLUS a detached 23 x 25 double garage! Situated on a quiet crescent and a corner lot, this property offers added privacy along with a gorgeous view of the community garden. Inside, the home features a functional kitchen with ample cabinetry and a raised eating bar. The spacious living room showcases an attractive vaulted ceiling and an impressive wood-burning fireplace, creating a warm and inviting gathering space. Upstairs you'll find three bedrooms, including a primary bedroom with a convenient 3-piece ensuite. The lower-level family room offers another wood-burning fireplace with tile surround. The lower-level bathroom is a true retreat, complete with a sauna—the perfect place to unwind after a long day. Numerous updates have been completed, interior trim, light fixtures, modern paint colours, upper and lower back deck, front porch and stairs. The location is ideal for an active family, with both schools, the multiplex, Sterling Sports Park, ball diamonds, tennis courts, soccer fields, bmx park, two water parks, Eagle Builders Center, hiking trails, and several daycare options all within walking distance! With four garage bays, a fantastic location, and plenty of potential, this one is a rare find!