



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**117 Portway Close  
Blackfalds, Alberta**

**MLS # A2345289**



**\$464,900**

|                  |                                                                        |               |                   |
|------------------|------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Pinnacle                                                               |               |                   |
| <b>Type:</b>     | Residential/House                                                      |               |                   |
| <b>Style:</b>    | Bi-Level                                                               |               |                   |
| <b>Size:</b>     | 1,082 sq.ft.                                                           | <b>Age:</b>   | 2012 (14 yrs old) |
| <b>Beds:</b>     | 3                                                                      | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                                              |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Corner Lot, Irregular Lot, Landscaped            |               |                   |

**Heating:** High Efficiency, In Floor, Forced Air, Natural Gas

**Floors:** Carpet, Laminate, Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Stone, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1S

**Utilities:** -

**Inclusions:** Fridge, stove, dishwasher, microwave, window coverings, washer, dryer, 3 tv wall mounts, shelf under tv in living room, garage door opener & 2 controls, tire rack, bike hooks, coat & key rack, hook in ceiling in downstairs bedroom.

A fully developed bilevel with upgrades and a detached double car garage! The tiled front entryway greets you with a window and wrought iron railings. Staggered maple kitchen cabinets are accented by quartz countertops (new in 2022), full tile backsplash (new in 2022), crown moldings, a corner pantry, pot/pan drawers, a sil granite sink, an island eating bar, stainless steel appliances and black hardware. The eating area has vaulted ceilings, laminate flooring & a patio door to the deck. The living room has vaulted ceilings and is flooded with natural light through 3 windows. The king sized primary bedroom has a fan, decorative feature wall and a 3 piece tiled ensuite with a window. There is a second bedroom and a 4 piece tiled bathroom upstairs. The basement has a large family room with laminate flooring and a cute little play area in the hallway & a third bedroom with laminate flooring and a wallpaper feature wall. The basement is all warmed by underfloor heat. The yard features a deck with a privacy screen, is fully fenced, a lower level patio and a heated garage. The home has A/C.