



GRASSROOTS
REALTY GROUP

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**42 Westglen Boulevard
Blackfalds, Alberta**

MLS # A2345381



\$470,000

Division:	Harvest Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,099 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Lake, Landscaped, No Neighbours Behind, P		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1M
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Dishwasher, Fridge, Stove, Garage Opener, Microwave Hood Fan, Washer/Dryer, Water Softener, Window Coverings,

You can enjoy the stunning, uninterrupted views of mature trees and a serene pond right from your kitchen window—with absolutely no rear neighbors ever. This beautifully updated 4-bedroom, 2-bathroom bi-level home welcomes you with a bright main floor boasting soaring vaulted ceilings across the kitchen, dining, and living rooms, where plenty of windows flood the space with natural light. The upper level features three comfortable bedrooms and a full bathroom, all freshly enhanced with brand-new vinyl plank flooring and a crisp coat of paint. Move-in ready comfort is guaranteed with big-ticket updates already taken care of, including newer appliances, newer shingles, and a newer hot water heater. The fully finished lower level significantly expands your living space, offering a huge, welcoming family room centered around a cozy wood-burning fireplace, a private fourth bedroom, an additional full bathroom, and the laundry room. Parking and extra storage are a breeze in the double attached finished garage. Saving the best for last, the spectacular backyard is an entertainer's dream. The upper deck flows seamlessly down to an extensive, ultra-private lower deck and a dedicated firepit area. Located at 42 Westglen Blvd, this rare combination of modern interior updates and breathtaking private views is truly a must-see property. T