



GRASSROOTS
REALTY GROUP

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**29 Alderwood Close
Blackfalds, Alberta**

MLS # A2347763



\$595,000

Division:	Aurora		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,789 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, No Neighbours Behind		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1M
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautifully finished two-storey home, ideally situated on a QUIET CLOSE in a desirable, family-friendly neighbourhood. Just 8 years old and FULLY FINISHED from top to bottom, this home offers a bright, modern layout along with several valuable upgrades completed by the current owners. The open-concept main floor is bright and welcoming, with large windows, a neutral colour palette, and a beautiful kitchen featuring white cabinetry, plenty of workspace, and a convenient pantry. The kitchen flows seamlessly into the dining and living areas, creating a comfortable space for everyday family life and entertaining. Upstairs, you'll find three generously sized bedrooms, including an impressive primary retreat. The spa-inspired 5-PIECE ENSUITE features a large soaker tub, glass shower, and double vanity, with direct access through to the spacious WALK-IN CLOSET. The PROFESSIONALLY FINISHED BASEMENT, completed in 2024, adds even more living space and feels exceptionally bright thanks to its high ceilings and WALK-OUT DESIGN. IN-FLOOR HEAT keeps the lower level comfortable year-round, while a family room, fourth bedroom, additional bathroom, and designated laundry area with sink make the space both functional and inviting. CENTRAL AIR CONDITIONING adds comfort throughout the warmer months. Outside, enjoy a LARGE, FULLY FENCED BACKYARD with NO NEIGHBOURS BEHIND. Vinyl fencing provides a clean finish and added privacy, while the back deck has been enhanced with NEW RAILINGS and a RETRACTABLE AWNING for comfortable outdoor living. Additional value-added upgrades include a WATER SOFTENER and an approximately \$58,000 SOLAR PANEL SYSTEM, which the sellers report has reduced their monthly utility costs by approximately half. With 4 bedrooms, 4 bathrooms, a

fully finished walk-out basement, excellent outdoor space, and thoughtful upgrades throughout, this is a move-in-ready home with plenty to offer.