



GRASSROOTS
REALTY GROUP

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**66 Morris Court
Blackfalds, Alberta**

MLS # A2350138



\$614,900

Division:	Mckay Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,954 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Private, Standard Shaped Lot		

Heating:	High Efficiency, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Granite Counters, High Ceilings, Kitchen Island, Tray Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1S
Utilities:	-

Inclusions: n/a

Immaculately maintained and exceptionally well-kept, this impressive 2-storey home offers approximately 1,900 sq. ft. of thoughtfully designed living space, with quality finishes and upgrades throughout. The main floor features a beautiful kitchen with granite countertops, a full island, walk-in pantry, newer fridge and dishwasher, and an inviting living area highlighted by a two-sided fireplace with motion-sensor faucet and hardwood flooring. Ceramic tile flooring and tray ceilings add to the home's finished feel. Upstairs, the spacious primary bedroom features a 4-piece ensuite, complemented by two additional bedrooms and a bonus room, providing excellent space for a growing family. The fully developed basement adds even more usable living space with a large family room featuring 9' ceilings, an additional bedroom, and soundproofed bedroom walls. High-efficiency heating and hot water, along with in-floor heat, add comfort and efficiency. Outside, you'll appreciate the heated garage, vinyl fencing, underground sprinklers, 44' RV parking area with electrical plugs, and attractive concrete landscape curbing. A motorized front chandelier makes cleaning and maintenance simple, while the laundry room includes convenient built-in lockers. Located on Morris Court, this is a well-cared-for home offering an excellent combination of space, comfort, quality finishes and practical features inside and out.