



GRASSROOTS
REALTY GROUP

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**63 Palmer Circle
Blackfalds, Alberta**

MLS # A2351228



\$369,900

Division:	Panorama Estates		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,362 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Garage Door Opener, Garage Faces Front, Single Garag		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, BLINDS		

NO CONDO FEES ~ 3 BEDROOM, 3 BATH 2-STOREY END UNIT TOWNHOME ~ SUNNY SOUTH FACING BACKYARD ~ Striking curb appeal with a modern dark stucco exterior complemented by contrasting light siding ~ Poured concrete steps and walkway lead to the covered front entry ~ A bright and welcoming foyer offers a large coat closet and convenient access to the attached garage ~ The open concept main floor layout is complemented by high ceilings and durable vinyl plank flooring ~ The modern kitchen features an abundance of light stained cabinets with contrasting hardware, stone countertops, a large island with an eating bar and undermount sink, full tile backsplash, wall pantry, recessed lighting and stainless steel appliances ~ The kitchen opens to the living room and dining area with large south facing windows that fill the space with natural light and sliding patio door access to the deck and backyard ~ 2 piece main floor bathroom ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, and features a spacious walk-in closet with built-in shelving and a 3 piece ensuite ~ Two additional bedrooms are both a generous size with ample closet space and share a 4 piece bathroom ~ Two linen closets provide additional storage ~ The unfinished basement offers excellent potential for future development with space for a family room, additional bedroom and bathroom, plus roughed-in bathroom plumbing and plenty of storage space ~ The single attached garage has high ceilings, is insulated and finished with drywall, while the front driveway provides additional off-street parking ~ The fully fenced south facing backyard is landscaped and offers back alley access ~ Located close to parks, walking trails, schools and shopping ~ Immediate possession and move-in ready!

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