



GRASSROOTS
REALTY GROUP

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77 Aztec Crescent Blackfalds, Alberta

MLS # A2351735



\$489,900

Division:	Aurora		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,570 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1S
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, B/I Microwave, Dishwasher, Stackable Washer + Dryer, All Window Coverings, Kitchen Stools, Deep Freeze in Basement, Alarm Equipment (No Contract), Garage Door Opener + Remote(s), Garage Heater, All Furniture - Inside & Outside, TV's, Beds - As Seen at the Property

Not your average 2-Storey home! This fully finished home is packed with character, thoughtful details and plenty of space to enjoy! Featuring 3 bedrooms, 3.5 bathrooms, RV parking and an impressive 24' x 28' heated detached garage, all tucked away in a quiet close in Blackfalds. Step inside from the welcoming front porch to a bright and spacious open concept main floor featuring high ceilings, vinyl flooring throughout, decorative plant hangers and an abundance of natural light. The kitchen offers both style and function with a gas stove, double convection oven, tiled backsplash, center island with eating bar and corner pantry. The adjoining dining area provides the perfect space for everyday meals and entertaining. A bedroom and convenient 2-piece bathroom with stackable washer and dryer complete the main floor. Upstairs, a beautiful custom railing adds character and leads you to the spacious primary suite, complete with its own private balcony, a walk-through closet with a pocket door to a 4-piece bathroom featuring a tiled bathtub and rain shower. An additional bedroom completes the 2nd floor. The fully finished basement offers even more living space with a large family room, rough in for a wet bar and potential for a fourth bedroom. A 4-piece bathroom, utility room and plenty of storage complete the lower level. Outside, the fully fenced and landscaped backyard is ready to enjoy! Relax on the 11' x 11' covered deck, take advantage of the RV parking or enjoy the incredible 24' x 28' insulated and heated detached garage with 9' ceilings. Whether you're looking for extra parking, storage or workspace, this garage delivers! Offered FULLY FURNISHED and completely move-in ready, this home is a rare opportunity to enjoy turnkey living with every detail already complete. Conveniently located close to walking trails, parks, the Abbey Centre and with easy

access to Highway 2, this home offers the perfect combination of comfort, functionality and location.