



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

30 Palmer Circle
Blackfalds, Alberta

MLS # A2352021

\$624,900

Division:	Panorama Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,699 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, City Lot, Landscaped		

Heating:	High Efficiency, In Floor Roughed-In, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Pantry, Quartz Counters, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Immaculate, Fully Developed 2-Storey Home That Shows Like New! This beautifully maintained 4-bedroom, 3.5-bathroom home offers a bright, open floor plan, stylish finishes, and plenty of room for the whole family! Step inside to discover an inviting main floor featuring vinyl plank flooring, an abundance of natural light, and a thoughtfully designed layout. The stunning kitchen showcases two-toned cabinetry, quartz countertops, a full tile backsplash, built-in wine rack, soft-close cabinetry, convenient pull-out pot and pan drawers, and a walk-in pantry. Upgraded appliances, including a gas stove, and a breakfast bar complete this impressive kitchen. The adjoining dining area provides access to the 10' x 11'10" deck, complete with a gas line for your BBQ, making outdoor entertaining a breeze. The bright and welcoming living room features a cozy gas fireplace, while a convenient 2-piece bathroom completes the main level. Upstairs, you'll find a spacious bonus room, perfect for a second living area, home office, or family gathering spot. The generous primary bedroom features a walk-in closet and a beautifully appointed 3-piece ensuite with a custom-tiled shower, frameless glass door, rainfall showerhead, and handheld shower wand. Two additional bedrooms and the convenience of upper-floor laundry. The fully finished basement offers even more living area with a comfortable family room, fourth bedroom, and a 4-piece bathroom, ideal for guests or a growing family. Additional features include central air conditioning, an Ecobee smart thermostat, on-demand hot water system, HRV, and rough-in for in-floor heating. The attached garage is drywalled and taped and includes a floor drain. Outside, the west-facing backyard has been professionally landscaped with decorative curbing, rock accents, a grassed area, and a concrete patio complete with a pergola.

Decorative rock along both sides of the home adds to the attractive, low-maintenance landscaping. Pride of ownership shines throughout this immaculate home! Beautifully finished inside and out, this move-in-ready property offers comfort, functionality, and thoughtful upgrades for today's busy family.