



GRASSROOTS
REALTY GROUP

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**105 Pondside Crescent
Blackfalds, Alberta**

MLS # A2352611

\$525,000

Division:	Panorama Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,277 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Environmental Reserve, Landscaped, Pie Sh		

Heating:	In Floor, Fireplace(s), Forced Air, Pellet Stove	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R1M
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows, Wet Bar		

Inclusions: TV Mounts , Kitchen pot hanger, Fridge in basement

A BRIGHT WALKOUT BASEMENT, a full WET BAR, a GAS FIREPLACE upstairs, a WOOD PELLET STOVE downstairs, AIR CONDITIONING and IN-FLOOR HEAT IN BOTH THE BASEMENT AND THE GARAGE! Set right beside the pond and walking trails in Blackfalds, this home brings together a great location and a long list of features that make everyday living feel special. The OPEN CONCEPT main floor is made for easy living. The kitchen offers plenty of SOLID WOOD CABINETRY, ISLAND with additional seating and prep space, oversized dining area that connects to a large deck with GAS LINE, and a living room centered around a COZY GAS FIREPLACE. MAIN-FLOOR LAUNDRY adds additional convenience, while the primary bedroom offers his and hers closets and a full ensuite. A second bedroom and full bathroom, and ample closet space complete the main level. Downstairs, the walkout design and large windows make the basement feel bright and open. There's room to relax by the wood pellet stove, entertain around the WET BAR, or have a game of pool. Make use of the extra space and set up a home gym or even potentially add a FOURTH BEDROOM instead! The ATTACHED DOUBLE GARAGE stands out with its own FLOOR DRAIN and IN FLOOR HEAT — a bonus in our Alberta winters! Outside, the GORGEOUS oversized yard is fully fenced, offers mature trees and planter boxes with the pond and walking trails just steps away. This second owner home is also within the Blackfalds's free bussing area for the kids. Recent updates within the last year include NEW FURNACE, AIR CONDITIONING added, new stove, new dishwasher, new washer, new dryer, new SILGRITANITE BLANCO sink, some new lighting and all new blinds, plus FRESH PAINT! Backing onto walking trails and the pond, nearly 2500sqft of

living space and so many extra features throughout— this one is ready to see and shows even better in person!