



**GRASSROOTS**  
REALTY GROUP

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**109 Churchill Place  
Blackfalds, Alberta**

**MLS # A2232422**



**\$489,900**

<b>Division:</b>	Cottonwood Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Level		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stone, Wood Frame	<b>Zoning:</b>	R1M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** -fridge -stove -built-in microwave -built-in microwave -washer -dryer -window coverings -central vacuum + attachments -storage shed

Welcome to this beautifully finished bi-level home located in desirable Cottonwood Estates &mdash; a family-friendly community close to schools, shopping, scenic walking paths, and numerous parks and green spaces. Step into a welcoming front foyer offering a view of both levels. The main floor features a bright and open-concept layout, perfect for everyday living and entertaining. The spacious living room showcases rich laminate flooring and a stunning south-facing bay window that floods the space with natural light throughout the day. The dream kitchen is equipped with upgraded cabinetry, a full tile backsplash, pantry, stylish black appliances, and a raised eating bar. It seamlessly flows into the adjoining dining area, creating a functional and inviting space for meals and gatherings. The primary bedroom is a peaceful retreat, complete with a large walk-in closet and a private 3-piece ensuite. Two additional bedrooms and a full 4-piece bathroom complete the main level. The fully finished basement offers exceptional space with a massive family and games room, two more generously sized bedrooms, a full 4-piece bathroom, and a dedicated laundry room. Recent upgrades include brand new laminate flooring throughout the lower level. The utility room features both efficiency furnace & hot water tank, a recently installed HRV system for improved air quality & operational in-floor heating. Enjoy the outdoors in the north-facing backyard, which includes a spacious two-tiered deck&mdash;perfect for summer entertaining&mdash;decorative concrete edging, and a convenient storage shed. The attached garage is insulated and drywalled, offering both comfort and practicality year-round. This home combines thoughtful design, quality updates, and a great location&mdash;making it a must-see in Cottonwood Estates.

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