



GRASSROOTS
REALTY GROUP

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**25 Murphy Close
Blackfalds, Alberta**

MLS # A2234650



\$569,900

Division:	Mckay Ranch		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,486 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1M
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: n/a

Welcome to this standout home in the sought-after McKay Ranch community—just a short walk to a playground, park, and beautiful walking paths. With a thoughtfully designed layout and modern finishes, this modified bi-level is perfect for families of all sizes. The kitchen is filled with natural light and offers dark cabinetry, a stylish 4X8 horizontal tile backsplash, and quartz countertops. You’ll appreciate the large pantry and the included stainless appliances. From here, step out onto the spacious full-width deck with metal railing and dura deck—perfect for entertaining and soaking up the sun. The main level includes two bedrooms (one with a walk-in closet), a well-appointed 4-piece bathroom, and a convenient laundry room. Durable luxury vinyl plank flooring ties the open-concept living space together beautifully. Upstairs, the large primary bedroom offers a peaceful retreat, complete with a walk-in closet and a private 3-piece ensuite. The walkout basement is unfinished and ready for your personal touch, with access to a cement patio and backyard. An oversized 25' x 24' garage completes the package, offering excellent storage and parking. You'll love the Gem light permanent light package on this home. The front yard will be landscaped with sod and 1 tree with rear and side yard back dirt to grade. Move-in ready and ideally located—this home is a must-see!