



**GRASSROOTS**  
REALTY GROUP

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**124 Eastpointe Drive  
Blackfalds, Alberta**

**MLS # A2237900**



**\$595,000**

<b>Division:</b>	Mckay Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,337 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R1M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, Vinyl Windows, Walk-In Closet(s)		

<b>Inclusions:</b>	TV Wall Bracket
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Stunning Walk-Out Modified Bi-Level Backing onto a Park! This fully developed custom-built home—offering breathtaking views in every direction! Whether it’s glowing sunsets, peaceful sunrises, or the occasional northern lights, the scenery here is simply unforgettable. Step inside to find brand new luxury vinyl plank flooring throughout the main living areas, with cozy carpet in the bedrooms. The bright and spacious living room features an electric fireplace and flows beautifully into the dining area and open-concept kitchen. You’ll love the two-toned cabinetry, quartz countertops, full tile backsplash, coffee bar/pantry, and the oversized breakfast bar—perfect for gatherings. Step out onto the full-width dura deck and enjoy summer BBQs while overlooking green space. The main floor offers two bedrooms (one without a closet), plus a generous primary suite complete with a large walk-in closet and a stylish 3-piece ensuite featuring a walk-in shower. Downstairs, the fully finished walk-out basement impresses with 12’ ceilings and cozy in-floor heating. There’s a fourth bedroom, a huge 3-piece bath, and a spacious rec room with direct access to a private patio and beautifully landscaped, fully fenced yard. This home shows like Brand New!