



**GRASSROOTS**  
REALTY GROUP

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**13 Chinook Street  
Blackfalds, Alberta**

**MLS # A2238163**



**\$589,900**

<b>Division:</b>	Cottonwood Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,303 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	Alley Access, Concrete Driveway, Double Garage Attached, Heated Garage,		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Landscaped		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Pantry, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Fridge x 2, Stove x 2, Microhood x 2, Dishwasher, Combined Washer + Dryer (main floor), Washer + Dryer (basement), All Window Coverings, Hot Tub, Garage Door Openers x 2 + Remotes, Garage Heater (both), Central A/C, Central Vacuum + Attachments, Porch Swing

Fully Finished 2 Storey with Walkout Basement & Two Garages located on a quiet close in Blackfalds. From the covered front porch with swing, step into the bright & open main floor where you will find modern paint colors and plenty of windows providing an abundance of natural light. The kitchen / dining area boasts stainless appliances, full tile backsplash, large island with eating bar, and a corner pantry. From dining room is access to the upper deck with stairs down to the fully fenced & landscaped backyard. The main floor is complete with a living room & cozy gas fireplace, an office (or flex room), 2-pc bathroom, laundry room, and access to the front attached heated double garage. Upstairs you will find 4 Bedrooms + Large Bonus Room. The spacious master bedroom features a walk-in closet and 4-pc ensuite. An additional 3 good size bedrooms, large bonus room, a 4-pc bathroom complete the second floor. The walkout basement is fully developed with an illegal suite that includes in-floor heat and a kitchen with stainless appliances (fridge, stove & microwave), full tile backsplash, & wall pantry. The basement is complete with a large family room, 2-pc bathroom, 2nd laundry room (washer + dryer), 5th bedroom with a walk-in closet & 3-pc ensuite, and understairs storage. From the basement garden doors is access to the backyard that features a covered deck with hot tub and the detached heated single car garage (11'x19'x4'). Recent Updates: paint, new lighting fixtures throughout, garage heater (front attached), kitchen appliances (main floor), 2-in-1 washer + dryer (main floor), washer + dryer (basement) This perfect family home is located in a quiet close, near to playgrounds, schools, shopping and easy access to HWY 2.

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