



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**48 Chinook Street
Blackfalds, Alberta**

MLS # A2240965



\$574,900

Division:	Cottonwood Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,895 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Concrete Driveway, Drive Through, Garage Door Opener, Tri		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped, Pie Shaped Lot		

Heating:	In Floor, In Floor Roughed-In, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding	Zoning:	R1L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), French Door, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome home! 48 Chinook Street offers a perfect blend of attached TRIPLE GARAGE with a rear overhead garage door leading to a concrete parking or hot tub pad, a great main floor layout with large windows providing ample natural light, open concept main floor and a well designed upper level with 3 large bedrooms and a separate flexible family room! The wide driveway and triple garage takes care of parking and storage, and upon entering you'll be welcomed by a large entrance and entry closet - room enough for the entire family to come home. The main level features a gas fireplace in the living room, and hardwood floors throughout, the rear dining room is surrounded by natural light, a beautiful space for family meals. The kitchen is ideal for gathering and meal prep, there is a large center island with eating bar and granite sink. There are quality 2 toned maple cabinets, stainless appliances and walk through pantry! The main level is completed with a 2pce bath and laundry! Upstairs you will find 3 large bedrooms including the spacious rear master with plenty of room for a king bed, it's got a walk-in closet and lovely 5pce ensuite with dual vanities and separate shower. There is also a upper family room and 4pce bath. The basement is framed and wired and offers plenty of future potential development space for a family room, bedroom and full bath! The sunny rear deck has been freshly stained and the spacious yard is fully fenced!!