



GRASSROOTS
REALTY GROUP

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**14 Copper Street
Blackfalds, Alberta**

MLS # A2243039



\$515,000

Division:	Cottonwood Estates		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,420 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Heated Garage, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, No Neighbours Behind, Street Lighting		

Heating:	In Floor Roughed-In, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Refrigerator, stove, dishwasher, microwave, washer/dryer, window coverings, garage door remotes x 2, gazebo on deck, string lights on deck, air conditioning, living room wall art, wall clock in dining room, bathroom shelving, TV mount in living room and one in primary bedroom.

Gorgeous Modified Bi-Level in One of Blackfalds's Most Desirable Neighborhoods! From the moment you arrive, you'll appreciate the peaceful surroundings and walking trails/green space directly across the street. Located just a short walk from Iron Ridge Intermediate Campus and St. Gregory the Great Catholic School, this home offers both convenience and serenity. Step inside to a spacious, tiled front entry complete with a built-in bench, hooks, and a full closet—perfect for busy families. The main floor boasts vaulted ceilings and an open-concept living, kitchen, and dining area filled with natural light. The kitchen is a standout, featuring rich dark cabinetry, granite countertops and sink, and stainless steel appliances. Enjoy countryside views from the large windows at the back—no rear neighbors! The dining area opens to a covered deck, perfect for morning coffee or evening BBQs. The fenced yard offers plenty of space plus convenient RV parking. The main level includes two generous bedrooms and a full four-piece bathroom. Upstairs, the private primary suite features ample space for a king-sized bed, a walk-in closet, and a three-piece ensuite. The basement is a blank canvas awaiting your personal touch and is roughed in to accommodate two more bedrooms, a family room, bathroom, and laundry room. Additional highlights include central air conditioning, roughed-in in-floor heat, a heated attached garage, and pristine condition throughout. This home checks all the boxes—don't miss out on this fantastic opportunity!