



GRASSROOTS
REALTY GROUP

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**4713 Westbrooke Road
Blackfalds, Alberta**

MLS # A2245336



\$469,900

Division:	Valley Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,097 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Off Street, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1M
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Sump Pump(s)		

Inclusions: SHED, GAZEBO

Originally custom-built, this raised bungalow offers warmth, functionality, and thoughtful upgrades throughout. A covered front porch welcomes you to the tiled foyer, opening into a bright, open-concept main floor with hardwood flooring through the kitchen, dining, and living areas. The kitchen features red oak cabinetry with crown moulding, a central island with pot drawers, stainless steel appliances including a gas stove, and a corner walk-in pantry with a decorative glass door. Patio doors off the dining area lead to a south-facing, partially covered deck with a gas line for your BBQ—overlooking a beautifully landscaped backyard with fire pit and gated RV parking. Main floor highlights include a second bedroom, a full 4-piece bathroom, and a spacious primary suite, plus a laundry room with upper cabinets and access to the heated double garage. The fully finished basement features a large family room with projector and wired speaker setup, a third bedroom, a 3-piece bathroom, and ample storage. In addition, the basement is plumbed for in floor heat.