



GRASSROOTS
REALTY GROUP

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

13 Murphy Close Blackfalds, Alberta

MLS # A2246315



\$569,900

Division:	Mckay Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,890 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1M
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Quartz Counters, See Remarks, Walk-In Closet(s)		

Inclusions: n/a

Welcome to 13 Murphy Close, a 1,890 sqft two-storey home built by Manhani Builders, a 5-Star Central Alberta home builder. This home is located in the neighbourhood of McKay Ranch, Blackfalds. Carefully crafted for comfortable living, it boasts a desirable location near trails and parks. The spacious layout and thoughtful design elements create a stylish living experience. Highlights include a walkthrough pantry, second-floor laundry, a large bonus living room, upgraded carpeting, vinyl flooring, and large windows that fill the home with natural light. The kitchen features a mix of painted and stained maple cabinets, quartz countertops, and an upgraded stainless steel appliance package. The primary bedroom offers privacy with a walk-in closet, ensuite, and optional access to the laundry room. The 24x24 garage accommodates two vehicles comfortably, and the exterior blends vinyl, stone, window trims, and wood-grain paneling. Enjoy outdoor spaces with a composite front porch and a 12'x14' treated wood back deck. Additional features include a roughed-in garage heater, roughed-in in-floor heating, and potential for future basement development. A high-efficiency furnace and HRV system ensure clean air and a comfortable temperature throughout the home. Available for quick possession. This home is protected with a certified 10-year Progressive Home Warranty. Welcome to 13 Murphy Close, where comfortable living meets modern charm. (30946450)