



GRASSROOTS
REALTY GROUP

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**193 Westgate Crescent
Blackfalds, Alberta**

MLS # A2246816



\$479,900

Division:	Harvest Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,213 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Pie Shaped Lot, See Remarks		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1M
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, All Window Coverings, Garage Door Opener & Remote(s)

Welcome to your next dream home in the heart of Harvest Meadows in Blackfalds! This beautifully fully developed home offers 4 spacious bedrooms and 3 full bathrooms, designed with comfort, functionality, and family living in mind. Enjoy the warmth of in-floor heating in both the basement and the attached garage—ideal for Alberta winters—and the added comfort of 9-foot ceilings in the basement, giving the lower level an open and airy feel. The main level offers an open-concept layout that ensures seamless living and entertaining. This home is equipped with Low-E windows throughout, enhancing energy efficiency and helping to maintain a consistent indoor temperature year-round. Step out to your covered 10x14 deck, perfect for summer BBQs rain or shine, and discover a thoughtfully designed shed built underneath—complete with power and lights for all your storage needs. The 30-amp RV plug in the backyard, along with dedicated RV parking, adds extra convenience for the adventure enthusiast. Sitting on a generous 7,800 sq ft pie lot, there’s plenty of space for outdoor enjoyment, play, and future landscaping ideas. Car lovers and hobbyists will appreciate the oversized 24x28 attached garage with 10' ceilings and 8' door, offering room for vehicles, tools, and storage. This home blends everyday comfort with standout features. Located in a quiet and family-friendly neighborhood, close to schools, parks, and amenities, it’s the perfect place to call home. Don’t miss your chance to own this well-appointed gem in one of Blackfalds’ most sought-after communities!