



GRASSROOTS
REALTY GROUP

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

**138 Morris Court
Blackfalds, Alberta**

MLS # A2247023



\$449,900

Division:	Mckay Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,385 sq.ft.	Age:	2014 (11 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Alley Access, Concrete Driveway, Double Garage Attached, Driveway, Garag		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Standard Shaped L		

Heating:	In Floor Roughed-In, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Central AC

Welcome home to this charming two-storey in the family-friendly community of McKay Ranch, Blackfalds! Thoughtfully designed living space, this 3-bedroom, 2.5-bath home is packed with comfort, convenience, and style. Step inside to a bright, open-concept main floor that's perfect for entertaining—with a spacious living room with gas fireplace, dining area, and a modern kitchen featuring a central island and corner pantry. You'll love the added convenience of main floor laundry and the double attached heated garage, especially during those chilly Alberta winters. Upstairs, the private primary suite is your peaceful retreat, complemented by two additional bedrooms and a full bath. The basement is partially finished and ready for your personal touch—plus it's roughed in for in-floor heating! Enjoy central air conditioning throughout the summer months, and step out from the dining area onto a large deck—perfect for hosting BBQs or simply enjoying your morning coffee. Located in a quiet, welcoming neighborhood close to parks, trails, and schools, this home checks all the boxes!