



GRASSROOTS
REALTY GROUP

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50 Cedar Square
Blackfalds, Alberta

MLS # A2248262



\$455,000

Division:	Cottonwood Estates		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,031 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Low Maintenance Land		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Jetted Tub, Kitchen Island, Pantry, Quartz Counters, Smart Home, Sump Pump(s), Vinyl Windows		

Inclusions: Hot Tub

Welcome to this 2012 4-level split located on a quiet street in the heart of Blackfalds, overlooking the park and Cottonwood Ball Diamond. With greenspace views right out your front window and the school just half a block away, this home is perfect for young families looking for small-town charm with easy access to Red Deer. Step inside to a clean, bright, open-concept main floor where the kitchen, dining, and living areas blend seamlessly—ideal for everyday living and entertaining. Upstairs, you’ll find a spacious primary bedroom with an adjoining ensuite featuring a large walk-in shower, plus another bedroom and full bathroom. The lower levels offer even more space with a family room, two additional bedrooms, a half bathroom, laundry/utility room and a versatile bonus room that works perfectly as an office, gym, or den. Recent upgrades include a new, heated 24x24 double detached garage—fully insulated with built-in workbench and shelving. Fresh paint throughout the home in 2024, as well as, SMART home features and switches. The low-maintenance backyard is a private retreat with a 12x30 multi-level composite deck, built-in 6-person hot tub and 12 foot free standing umbrella. Thoughtfully landscaped with colorful, low-maintenance gardens and producing apple and cherry trees, this property offers beauty without the upkeep. With park views, modern comfort, and a location that blends convenience with community, this Blackfalds home is a rare find.