



GRASSROOTS
REALTY GROUP

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5434 Vista Trail
Blackfalds, Alberta

MLS # A2249667



\$599,900

Division:	Valley Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,557 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Garage Door Opener, Garage Faces Front, Insulated, Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, microwave, garage door opener.

A brand new Larkaun Homes two storey with a front attached triple car garage and a walk-out basement! The curb appeal is accented by the composite-covered front veranda. The front entryway greets you with luxury vinyl plank flooring that spans the entire main floor. Two-toned ceiling height kitchen cabinets are complemented by full tile subway backsplash, quartz countertops, crown moldings, pot/pan drawers and an eating bar island. The dining room has patio doors out to the upper level deck that has a view to the west. The living room is flooded with natural light through the large picture window. You'll appreciate the large back entry way that leads to the triple car garage that boasts 2 floor drains and rough in gas for a future heater. Follow the wrought iron railings up to the second floor. The primary bedroom has a walk-in closet & a 3-piece ensuite with a raised vanity, drawers & a window. There are 2 more bedrooms & a 4-piece bathroom that has a jack & jill divider pocket door for functionality. You'll appreciate the convenience of the upper-floor laundry room. The walk-out basement is ready for your development with rough in underfloor heat and patio doors out to a 10x23 concrete pad and fenced yard. The home includes front sod.