



**GRASSROOTS**  
REALTY GROUP

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**4244 westbrooke Road  
Blackfalds, Alberta**

**MLS # A2249743**



**\$565,000**

<b>Division:</b>	Harvest Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,536 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Hot Tub, Pergola		

Welcome to 4244 Westbrooke Road, a stunning two storey home that will impress from the moment you step inside. The entryway greets you with warm tones, and beautiful vinyl plank flooring that flows seamlessly throughout the main level. Just off the front, you'll find a convenient two piece bathroom and a functional boot room with direct access to the garage and a walk through pantry making everyday living both easy and efficient. The heart of this home is the open concept main living space, thoughtfully designed for entertaining. A massive island with granite countertops anchors the kitchen, complemented by stainless steel appliances, soft close cabinetry, and a stylish, functional layout. The dining area flows effortlessly into the living room, where a cozy gas fireplace creates the perfect spot to gather with family and friends. Upstairs, three bedrooms and a full laundry room provide both comfort and convenience. The spacious primary suite is a true retreat, featuring a walk in closet and a spa like ensuite with dual sinks ideal for unwinding at the end of the day. The finished basement extends the living space with another warm and inviting family room, complete with a second gas fireplace, a fourth bedroom, and a full bathroom, offering plenty of room for guests or a growing family. Step outside, and you'll find a backyard designed to impress. From the hot tub and pergola to the landscaped yard with an in ground sprinkler system, every detail has been cared for. Best of all, the home backs onto a massive green space, giving you privacy and plenty of room to enjoy the outdoors. Located in a prime Blackfalds neighborhood, this home is just minutes from schools, parks, the skatepark, BMX track, playgrounds, shopping, and offers easy access to the highway. This property truly shows 10/10 move in ready and waiting for you to call it home.

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