



**GRASSROOTS**  
REALTY GROUP

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## 21 Rolling Hills Ridge Blackfalds, Alberta

**MLS # A2250610**



**\$365,000**

<b>Division:</b>	Briarwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,012 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Gravel Driveway, Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Chandelier, Closet Organizers, Open Floorplan, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Wet Bar		

**Inclusions:** FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, BLINDS, TV WALL MOUNT, GAZEBO

FULLY DEVELOPED 3 BEDROOM + DEN, 2 BATH BUNGALOW ~ SUNNY WEST FACING BACKYARD W/GAZEBO ~ SEPARATE BASEMENT ENTRY ~ Mature landscaping in the front yard create eye catching curb appeal ~ Front veranda overlooking the front yard welcomes you ~ Open concept main floor layout complemented by laminate flooring ~ The living room opens to the dining room with plenty of space to host large gatherings ~ The kitchen offers plenty of white cabinets, ample counter space, full tile backsplash, and a granite composite sink with windows above ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, and has a spacious walk in closet with a cheater door to the 4 piece main bathroom ~ Mud room with separate entry is just off the kitchen and has access to the deck and backyard ~ The fully finished basement has a generous size family room, wet bar area with a sink, cabinets and seating area, an oversized bedroom with ample closet space, den that could easily be converted to a bedroom, 4 piece bathroom, laundry and space for storage ~ The backyard offers a large deck with a gazebo, tons of grassy yard space, mature trees and shrubs, and is fully fenced with back alley access ~ Rear parking pad has space for two vehicles w/potential for RV parking ~ Located close to schools, shopping, parks, playgrounds, walking trails, Abbey Centre, newly built Multiplex, and easy access to QEII and Highway 2A.