



GRASSROOTS
REALTY GROUP

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**22 Aura Drive
Blackfalds, Alberta**

MLS # A2250682



\$789,900

Division:	Aurora		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,885 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Irregular Lot		

Heating:	High Efficiency, In Floor Roughed-In, Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Separate/Exterior Entry	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Separate Entrance		

Inclusions: Fridge, Stove, Washer, Dryer, Dishwasher, Garage Opener

Brand new and ready for your family! This custom-built 2-storey walkout home by award-winning Ridgestone Homes offers 5 bedrooms, 3.5 bathrooms, and thoughtful design throughout. A covered front porch welcomes you into the open-concept main floor featuring a spacious kitchen, dining area, and living room—perfect for everyday living and entertaining. Step out onto the deck from the kitchen and enjoy views of the playground right behind your backyard vinyl fence. Upstairs, you’ll find the perfect layout for a young family: 4 bedrooms on one level, including a primary suite with a 3-piece ensuite and walk-in closet, a 4-piece main bath, and convenient upper-floor laundry. The fully finished walkout basement offers a large rec room with a wet bar, the 5th bedroom, and another full bath. A triple attached garage completes this incredible home. Don’t miss this rare opportunity to own a stunning new build in a family-friendly location!