



GRASSROOTS
REALTY GROUP

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37 Churchill
Blackfalds, Alberta

MLS # A2252026



\$489,900

Division:	Cottonwood Estates		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,247 sq.ft.	Age:	2012 (13 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Rectangular Lot		

Heating: In Floor Roughed-In, Forced Air, Natural Gas

Floors: Carpet, Laminate, Tile

Roof: Fiberglass

Basement: Finished, Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1M

Utilities: -

This well-cared-for home immediately stands out with its custom landscaping and decorative curbing, all backing onto a walking path. A spacious tiled entry welcomes you inside, where vaulted ceilings draw you up to the main living area. Built by Falcon Homes, this sought-after floor plan offers two bedrooms and a full four-piece bath on the main level, with the kitchen, dining, and living spaces designed for open-concept entertaining. The kitchen features dark cabinetry, stainless steel appliances, a corner pantry, and a black granite sink. From the dining area, garden doors open to a recently refinished oversized deck, perfect for overlooking the expansive yard and flower gardens. Enclosed storage beneath the deck adds practicality and keeps outdoor items organized. Above the garage, the private primary suite includes a walk-in closet and three-piece ensuite. The fully finished basement provides additional living space with a large family room, extra bedrooms, and another full bath. One particularly spacious room with French doors is currently set up as storage but could easily transition into a fifth bedroom with the addition of flooring. There's also convenient storage tucked under the stairs. Notable upgrades include air conditioning (installed in 2023), roughed-in in-floor heating, a newer hot water tank, and custom blinds throughout the upper levels. This property is ideally located just a short walk from Iron Ridge Intermediate and St. Gregory the Great schools, making it an excellent choice for families.