



**GRASSROOTS**  
REALTY GROUP

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**38 Anna Close  
Blackfalds, Alberta**

**MLS # A2252654**



**\$349,900**

<b>Division:</b>	Aspen Lakes West		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,344 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.50 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum, Vinyl Plank, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Vinyl, Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters		

**Inclusions:** N/A

AVAILABLE IMMEDIATELY. Beautifully designed 3-bedroom, 2.5-bathroom townhome in Aspen Lakes West! This modern townhome has two levels of functional living, with an unfinished basement ready for future customization. The spacious kitchen features a center island, flowing into open dining and living areas ideal for gatherings. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a walk-in closet and ensuite, along with convenient upper-floor laundry. Situated in a high-growth area of Aspen Lakes West, just steps from parks, trails, and schools, this home offers both an exceptional lifestyle and strong long-term potential in Blackfalds! INTERIOR PHOTOS ARE REPRESENTATIVE