



**GRASSROOTS**  
REALTY GROUP

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## 6 Rolling Hills Bay Blackfalds, Alberta

**MLS # A2253831**



**\$414,000**

<b>Division:</b>	Rolling Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,182 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** n/a

Welcome to this bright and airy 5 bedroom, 3 bathroom home boasting over 2,290 sq ft. of thoughtfully designed living space. Upon entering this warm and inviting bi-level, you are greeted with a home office space, a guest bedroom or even a music room with vaulted ceiling. As you continue up to the main floor, which is filled with lots of natural light, you will be greeted with an open concept kitchen with large pantry and stainless steel appliances. A large dining area and living room with fireplace, perfect for family living and entertaining. Three bedrooms, two bathrooms and main floor laundry for convenience. The fully developed basement offers a spacious family room, two additional bedrooms, and a full bathroom. The property features a generous yard with endless possibilities &mdash; whether you envision a play space for kids, or a garden oasis. A spacious deck extends your living space outdoors, creating the perfect spot for BBQs, family gatherings, or simply relaxing on summer evenings. The deck will be freshly painted, giving it a clean and welcoming look for the new owners to enjoy right away. You'll also find a parking pad with potential for a future garage. Located on a peaceful cul-de-sac, this home is close to excellent amenities including the new High School, Abbey Center with its outdoor aquatic park and water slides, as well as parks, trails, playgrounds, BMX and skateboard park. Families will also love the Eagle Builders Centre for hockey, skating, and ringette, plus the impressive 14,000 sq ft community library and minutes from 18 hole championship golf course, Sylvan Lake and Red Deer. This home truly blends comfort, convenience, and community &mdash; ready for you to move in and make it yours! You Don't want to miss this gem of a home. Book your showing today!

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