



GRASSROOTS
REALTY GROUP

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115 Aurora Heights Blackfalds, Alberta

MLS # A2253944



\$414,900

Division:	Aurora		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,235 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Fridge, Stove, Dishwasher, Microwave, Window Coverings, Washer, Dryer		

Stylish 4-Bedroom Home in Aurora Heights – Fully Finished with Separate Basement Entrance. Welcome to this beautifully finished 4-bedroom, 3-bathroom bilevel in the sought-after Aurora Heights neighborhood, complete with Central A/C and fantastic curb appeal. Step inside to a bright and welcoming entryway that leads into a spacious main level. The living room is filled with natural light from large windows and accented by pot lights for a modern touch. The open kitchen and dining area feature an eating bar, plenty of white cabinetry, a corner pantry, coffee bar, and stainless steel appliances—perfect for both daily living and entertaining. On this level you’ll also find a full 4-piece bathroom and three bedrooms, including the large primary suite with a walk-in closet and a stunning 3-piece ensuite showcasing a custom tiled shower. The fully finished basement, with its own separate entrance, provides incredible extra living space. It offers a large family room, a versatile flex room (ideal for a home gym, pool table/ping pong, craft area), a 4-piece bathroom, an additional generously sized bedroom—perfect for teens or guests—and the laundry room. Enjoy the comfort of operational in-floor heating during the winter months. Outside, the fully fenced yard offers privacy, along with a deck for outdoor enjoyment and entertaining family & friends. Parking is convenient with a rear pad that accommodates two vehicles. This home truly has it all—style, space, and comfort. Don’t wait, book your showing today!