



**GRASSROOTS**  
REALTY GROUP

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## 38 Vista Close Blackfalds, Alberta

**MLS # A2254837**



# \$624,900

<b>Division:</b>	Valley Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,134 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Central Vacuum, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Fridge, Stove, Dishwasher, Microwave Oven, Washer, Dryer, 1 Garage Remote, AC Unit, Alarm System including Door Bell Camera & Wall Mounts for TV

This custom built Mason Martin home will WOW you with its upgrades. Most noticeable is the abundance of windows throughout making the home beautifully bright. It offers a fabulous floor plan with the kitchen looking onto the great room and dining area. The designer kitchen has gorgeous quartz countertops, stylish backsplash & slate appliances, a pot filler above the induction stovetop, a walk in pantry + a butlers pantry. The great room has a cozy gas fireplace. The laundry/mud room is conveniently located off the garage. The home offers an abundance of storage including cabinets in the laundry room. The primary suite is located on the main floor ideal for those looking for a bungalow style 2 story. The primary bedroom is spacious with space for king sized furniture. The luxurious ensuite has a designer custom shower with a no lip entrance and a large bench. There are his and hers sinks and a walk in closet. Upstairs offers 2 bedrooms, a full bathroom and a unique bonus room with extensive windows - ideal for kids space or an office.. For your convenience there is a laundry chute. The huge walk out basement is unfinished so currently ideal for storage or kids to play. For future development there is plenty of space for a large family room, bathroom and a fourth bedroom. The in floor heating is hooked up. For your comfort there is central A/C. This home uniquely offers a heated flex room off the heated garage. It's currently used as a craft room but could be an ideal office space, gym or converted to a motorcycle/quad/shop garage space. Location of the home is at the end of a quiet close. The home offers the opportunity to landscape and design the massive yard in the manner that best suits your family. The footings are in place to build a future deck. If you're seeking a one of a kind upgraded home in a quiet location this may be just the property for you!

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