



GRASSROOTS
REALTY GROUP

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**193 Westgate Crescent
Blackfalds, Alberta**

MLS # A2256505



\$469,900

Division:	Harvest Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,223 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Garage Faces Front, Heated Garage, Oversized		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1M
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, See Remarks, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge, stove, dishwasher, microwave, washer, dryer, garage door opener & 2 controls, Attached garage shelving (not free standing), All window coverings

Original Owner ~ Immaculate Bi-Level in the growing Town of Blackfalds located on a large lot with an oversized 24x28 HEATED garage PLUS RV Parking! This well designed home boasts four spacious bedrooms and 3 bathrooms with functionality at the forefront. Entertaining is made easy with an open concept main floor featuring vaulted ceilings, a bright living room, large dining space and extremely functional kitchen with a centre island (three drawers), ample counter space and pantry. From the kitchen you can access the covered 10x14 deck (dura-deck) which overlooks the fantastic yard. The main floor is home to two large bedrooms including the primary suite equipped with a 4pc ensuite (jet tub!) and an oversized walk-in closet. The professionally developed basement offers 9 ft ceilings, functional in-floor heat, a gas fireplace, two large bedrooms, a 4pc bathroom and tons of storage space. This is a rare find ~ an oversized attached garage with 10 ft ceilings and 8 ft door with in-floor heat and access to the backyard which features enclosed storage under the deck finished with brick flooring, power & lights! Parking your RV is a breeze with a 20 ft rolling gate AND a 30 amp RV plug. Additional features & upgrades you don't want to miss: hot & cold taps in the garage & in the backyard, Low-E windows throughout, 5x6 wood shed w/ brick floor, HWT replaced in 2021, high end 30 year shingles replaced in 2018 and so much more. This move-in property offers the perfect blend of comfort and practicality ~ an absolute pleasure to view.