



GRASSROOTS
REALTY GROUP

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**4802 Aspen Lakes Boulevard
Blackfalds, Alberta**

MLS # A2256613



\$517,000

Division:	Aspen Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,527 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Faces Front, Heated Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level, Rectangular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1M
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: NONE

This impressive two-storey residence, custom built by Falcon Homes in 2023, offers contemporary design and quality construction. The home showcases a well-planned layout and has been meticulously maintained, presenting as new. Upon arrival, pride of ownership is immediately evident. The spacious tiled entry leads into a modern kitchen, featuring ample cabinetry and quartz countertops—ideal for both everyday living and entertaining. The open concept flows seamlessly into the dining and living areas, enhanced by large windows that provide abundant natural light. The main floor includes a convenient laundry room, walk-through pantry, and a two-piece bathroom. Upstairs, you will find a four-piece bathroom and three bedrooms, including the primary suite with a four-piece ensuite, walk-in closet, and space to accommodate a king-size bed. The basement is undeveloped, offering opportunities for customization. Additional highlights include a double attached heated garage, triple pane windows, a fenced yard, and New Home Warranty coverage. Close to the schools, shopping and amenities. This exceptional property exemplifies quality and comfort, ready to welcome its new owners before winter.