



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

5641 Vista Trail Blackfalds, Alberta

MLS # A2256802



\$359,900

Division:	Aspen Lakes West		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,303 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions:	Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Rods, Tv Mounts x3, Shed
--------------------	--

Step into style with this beautifully designed townhouse that blends modern finishes with everyday functionality. The open concept main floor features sleek lines, contemporary flooring with an ease of maintenance plus loads of natural light that cascades through from front to back. Creative built in entertainment stand perfect for TV and sound equipment. The incredible kitchen space is well designed with plenty of cupboard space, gleaming Quartz counters, decorative tile back splash, all matching stainless steel appliances plus a large center island perfect for gathering around. A family size dining area is complimented with enough space for an intimate evening for two or expanding the table for when friends and family arrive. Just steps away is the convenient two piece powder room shared with main floor laundry divided by the so clever sliding barn door. Head upstairs to find the nicely laid out three bedroom plan. Each room is warm and inviting with a theme of their own. The sumptuous Primary room boasts plenty of room for your King size furniture and even offers a gorgeous three piece en suite with a full glass shower stall. Follow down to the finished basement and find a spacious rec room perfect for those fun family movie nights, work out area or even studio space. An additional guest bedroom ideal for the extended family plus there is a space already designated for a future bathroom. Cool off for the remainder of the warm weather with the A/C unit recently installed. Sit and relax having your morning coffee on your East facing back deck overlooking the fully fenced and landscaped yard. Large storage shed is perfect for all your seasonal items as well. Two car gravel pad out back offers just enough room to build a future garage. A perfect location as you are within walking distance to parks, schools, family recreation plus even neighborhood shopping amenities.

This townhouse with no monthly association fees is just the right home for you to get started in the market.