



**GRASSROOTS**  
REALTY GROUP

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

**61 Maclean Close  
Blackfalds, Alberta**

**MLS # A2257205**



**\$590,000**

<b>Division:</b>	Mckay Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,785 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Landscaped		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1M
<b>Foundation:</b>	Poured Concrete, Slab	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

<b>Inclusions:</b>	N/A
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Modern home in Blackfalds with a legal, ground level suite. Enjoy open concept living in the upper floor Unit A with over 1500 sq ft of living space, offering 3 large bedrooms, 2 full bathrooms, a laundry room and a beautiful deck off the living room. This home is heated by in-floor heat, the user friendly kitchen has tons of counter and cupboard space, a massive island open to the rest of the main living space, and a walk in pantry. Unit B is a ground level, fully legal 2 bedroom, 1 bathroom suite with it's own deck and yard. BOTH UNITS are finished with modern design & colors, have their own private & fenced back yards and attached single garages.