



GRASSROOTS
REALTY GROUP

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

**98 Westview Crescent
Blackfalds, Alberta**

MLS # A2257340



\$385,000

Division:	Harvest Meadows		
Type:	Residential/House		
Style:	4 Level Split		
Size:	967 sq.ft.	Age:	1988 (37 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Lawn		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1M
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Garage Door Opener and Remote

Whether you are a first time buyer, seasoned buyer or Investor, you're going to love this home. Fresh Renovations including Upgraded Pex Water Lines(no MOr Poly B!), New Windows, Freshly Painted and Upgrades to landscaping including newer fence. This beautiful home is Fully Finished with 3 large bedrooms, 2 full baths, Loads of Storage and Flexible spaces for office, second living room, or even a 4th Bedroom!. Right from the moment you walk in door you'll enjoy the bright open feel. A Great Flow throughout the main floor with large living room, Kitchen/Dining Combo with center island, stainless steel appliances, and access to the outdoor deck/patio area. Upstairs is 2 large bedrooms with a Full Bath...The primary bedroom has double closets and cheater door to the Bath. Downstairs is 2 Flex areas that literally could be anything from office/playroom/family room/4th bedroom (let your imagination dream your space!), another bedroom, and full bath along with a Huge Laundry/storage area as well as an under the stair storage for all your seasonals. The Fully fenced yard has a great outdoor spaces including a deck, patio, plenty of room for a garden or a playset - or both!! you Choose...All this and a Detached Double Heated Garage.