



**GRASSROOTS**  
REALTY GROUP

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**18 Aurora Heights Boulevard  
Blackfalds, Alberta**

**MLS # A2258422**



**\$409,500**

<b>Division:</b>	Aurora		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,234 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Off Street, Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	In Floor Roughed-In, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Bathroom Rough-in, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Fridge, Stove, Dishwasher, Microwave, Washer & Dryer, Window Coverings, Water Softener, Shed, Solar Lights on fence, Security Camera/Light (walkout)		

Discover your dream home in this modern Silverstone-built walkout, designed with your family in mind! Spanning 1,224 sqft on the main floor, this home offers a spacious open-concept layout, ideal for entertaining, with vaulted ceilings and sleek grey laminate flooring. The modern kitchen features dark cabinetry with soft-close drawers, tile backsplash, stainless steel appliances, corner pantry, and a central island with a sink. Enjoy 3 bedrooms upstairs, with the potential for a 4th and 5th downstairs, plus 2 bathrooms, including a luxurious 4-piece ensuite in the expansive master bedroom. Unwind on the rear deck, perfect for BBQs, or let the kids play in the fully fenced, landscaped backyard with walkout basement access. Additional highlights include a tiled entryway, tiled bathrooms, water softener, alley-access, off-street parking, and a tool shed for the yard equipment. In-floor heat and central vacuum roughed in, plus a builder's proposal for an additional 1,188 sqft basement development, this home is move-in ready with room to grow! Nestled in the thriving Town of Blackfalds, AB&mdash;just 10 km north of Red Deer&mdash;a fast-growing community, home to nearly 12,000 residents, including young families and entrepreneurs. Blackfalds offers top-rated K-12 schools, including a new high school, and a wealth of family-friendly amenities like the Abbey Centre, featuring a multi-sport complex, aquatic center, and library. Enjoy well-maintained parks, scenic trails, and improved transportation links for easy commutes to Red Deer or beyond. With shopping, dining, and recreational facilities all within walking distance, Blackfalds blends small-town charm with modern convenience. Schedule a viewing today to discover this exceptional home and the vibrant Blackfalds lifestyle&mdash;your family's new chapter starts here!

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