



**GRASSROOTS**  
REALTY GROUP

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**116 Paramount Crescent  
Blackfalds, Alberta**

**MLS # A2261093**



**\$610,000**

<b>Division:</b>	Panorama Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,042 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Front, Heated Garage, Oversized		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Standard Shaped Lot		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Central Vacuum, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, See Remarks, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** N/A

Welcome to 116 Paramount Crescent ~ A beautiful 2 Storey located in the growing Town of Blackfalds with an amazing view boasting over 2000 sqft, a WALKOUT basement and an oversized heated garage. This fantastic family home showcases an extremely functional layout that everyone is sure to love plus Central A/C, H/E furnace, On Demand Hot Water, Central Vacuum, Water Softener & more. The main floor features an open concept design with large windows allowing for an abundance of natural light, a beautiful stone facing gas fireplace in the living room and of course the beautiful oversized kitchen. There is no lack of counter or cabinet space in the kitchen featuring a centre island, full tile backsplash, stainless steel appliance package and a large walk through pantry perfect for those Costco hauls! Off of the heated garage with epoxy floors there is mudroom storage and a 2pc powder room perfect for guests. Upstairs you will discover the spacious bonus room with vaulted ceilings separate from the three bedrooms and family 4pc bathroom. The primary suite easily accommodates King size furniture and offers a walk-in closet as well as a beautiful ensuite with a double vanity and oversized tile shower with 2 shower heads. Upper floor laundry is an added convenience. The walkout basement is made for entertaining guests with a wet bar & access to the South facing fully fenced and landscaped yard so guests can play games inside & enjoy the Fall evenings on the patio outside! The basement features in-floor heat and is completed by a 4th bedroom and an additional 3pc bathroom. This well maintained 2 storey truly has it all and is a pleasure to view.