



GRASSROOTS
REALTY GROUP

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37 Arrowwood Close Blackfalds, Alberta

MLS # A2261716



\$729,000

Division:	Aspen Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,883 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2
Garage:	Garage Faces Front, Heated Garage, Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1L
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: fridge, stove, dishwasher, microwave, washer + dryer, window coverings, shed.

WOW WOW WOW! This STUNNING 2022, 1,883 sq ft two storey True-Line Kinsmen Dream Home floorplan located at 37 Arrowwood Close in Blackfalds will be sure to impress you. There is so much detail in this home you are bound to fall in love. Your new home is located in Aspen Lakes which you have access to the Trans Canada trail system right out your front door that you are able to enjoy year-round, just check out the drone photos! Stepping inside, you will be greeted by the warm colors of this home, large front entry and woodwork throughout this home. Everything about 37 Arrowwood close is impressive including the black railing, the soaring beamed ceiling, and large windows allow for a ton of sunshine with the south facing backyard. The kitchen is functional looking onto to living room and gas fireplace. All countertops in this home are quartz and the flooring on the main floor is all luxury vinyl plank, they really didn't leave anything out on this property! The main floor laundry comes off of the heated garage and there are two bedrooms as well as a bathroom. The upper floor is consists of the primary bedroom and amazing ensuite with a dual vanity, soaker tub, floor to ceiling tiled shower & walk in closet. The office overlooks the main floor creating a sense of openness! Your new home is fully fenced, has A/C, HEATED GARAGE, COMPOSITE DECKING & great neighbors!