



GRASSROOTS
REALTY GROUP

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**103 Morris Court
Blackfalds, Alberta**

MLS # A2261776



\$849,000

Division:	Mckay Ranch		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,161 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Double Garage Detached, Heated		
Lot Size:	0.24 Acre		
Lot Feat:	Landscaped, No Neighbours Behind		

Heating:	In Floor, Forced Air, Natural Gas
Floors:	Hardwood, Tile, Vinyl
Roof:	Asphalt
Basement:	Finished, Full, Walk-Out To Grade
Exterior:	ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Built-in Features, Central Vacuum, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1M
Utilities:	-

Inclusions: Alarm Equipment, Kitchen Table and Chairs, TV Mounts, Basement Fridge

Experience luxury living at its finest in this custom-built, over 4,000 sq. ft. fully finished bungalow in Blackfalds! Designed for comfort, style, and entertaining, this home boasts no rear neighbours, breathtaking views, and both a double front attached heated garage plus a huge detached heated garage with alley access and RV parking. Inside, enjoy 9-ft ceilings, triple-pane windows, in-floor heating, and expansive natural light. The main level features a spacious kitchen with walk-in pantry, large island, stainless steel appliances, and separate dining area, plus a luxurious master suite with private deck access, grand walk-in closet, and spa-inspired ensuite with jetted tub and heated tile floors. The living room impresses with a two-sided stone fireplace flowing into the all-season heated sunroom, perfect for year-round enjoyment of the views. The lower level is a true entertainer's dream, featuring a double-insulated media/studio room, 3 additional bedrooms, and a wet bar with cozy fireplace. With ample storage and direct access to the patio and beautifully landscaped backyard, it's perfect for hosting gatherings, enjoying summer activities, or letting pets roam freely. Additional highlights include air conditioning, hardwood floors, and a fantastic neighbourhood. This bungalow delivers exceptional craftsmanship and features rarely found in Blackfalds, offering a lifestyle of space, luxury, and convenience.