



**GRASSROOTS**  
REALTY GROUP

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**137 Rolling Hills Ridge  
Blackfalds, Alberta**

**MLS # A2261945**



**\$385,000**

<b>Division:</b>	Rolling Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,149 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad, Stall		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	In Floor, Floor Furnace, Natural Gas
<b>Floors:</b>	Carpet, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Suite
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	High Ceilings, Pantry, See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R1S
<b>Utilities:</b>	-

**Inclusions:** Fridge(2), Stove(2), BI Dishwasher, BI Microwave Hood Fan, Washer, Dryer, Window Coverings, Storage Shed

Beautiful Walk out Bilevel in Excellent Location in Rolling Hills in Blackfalds! This 5 Bedroom 3 Bath home has a great South Back Yard. Main Floor has an open floor plan with 3 large bedrooms, cute deck off of dining room, ensuite bath off of Primary Bedroom with a walk in closet! Basement has a large Family Room, Separate Living Quarters with its own entrance and its own kitchen, living room and 2 bedrooms with a shared washer and dryer and Underfloor Heat!