



GRASSROOTS
REALTY GROUP

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44 Parkside Crescent Blackfalds, Alberta

MLS # A2262040



\$445,000

Division:	Panorama Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,044 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Concrete Driveway, Double Garage Attached, Front Drive, Gara		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Gazebo		

Heating:	Forced Air, Natural Gas
Floors:	Tile, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Concrete, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Pantry, Stone Counters, Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1L
Utilities:	-

Inclusions: Fridge, Stove, BI-Dishwasher, BI- Microwave Hood Fan, Washer & Dryer, Freezer, Garage Door Controls & Remote, BI-Cabinets in Garage, All Window Coverings, Shed, Gazebo on back deck, Water Softener, Gas Garage heater, Fire Pit, 3-TV Wall-mounts in Bedrooms, Central Vacuum is (as is).

This fully developed family friendly Bi-Level offers a spacious & functional floor plan with 4 bedrooms & 3 bathrooms. The main floor is bright & inviting with vinyl flooring & porcelain tile throughout. This home is light and bright with large windows and vaulted ceilings offering plenty of natural light and modern feel has been created throughout the home with 3D decor wall, upgraded lighting, paint, flooring. The kitchen boasts plenty of cabinetry, stone counter tops, a large corner pantry, upgraded appliances, and dining area perfect for entertaining. Relax in the large master bedroom with double closets & a beautiful 4pc ensuite. One more good sized bedroom & 4pc bathroom completes the main level space. The fully finished basement offers a large family room, two more generously sized bedrooms, a 3pc bathroom, separate laundry room, and plenty of storage. Take the entertaining outside to the west facing deck complete with Gazebo overlooking the fully fenced yard with a fire-pit area, and large Shed 20 x 14 giving you plenty of extra outside storage. This home has an attached heated garage with lots of cabinetry storage and deep freezer. Located close to several walking paths and playgrounds. Its time for you to call Blackfalds your new home!