



GRASSROOTS
REALTY GROUP

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21 Vermont Close Blackfalds, Alberta

MLS # A2262993



\$565,000

Division:	Valley Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,371 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-S
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, See Remarks, Vinyl Windows, Walk-In Closet(s)		

Inclusions: TV Bracket in Living Room, 10 Year Progressive New Home Warranty

IN A DESIRABLE QUIET CLOSE LOCATION IN VALLEY RIDGE BLACKFALDS WITH A WALKOUT BASEMENT! WELCOME TO THIS SAN MARIA HOMES NEW BUILD MODIFIED BILEVEL! Enter to a spacious and tiled entry leading to the MAIN LEVEL OPEN PLAN LIVING/DINING/KITCHEN with luxury vinyl plank flooring, vaulted ceilings and an eye-catching electric fireplace with a floor-to-ceiling accented stone surround. Crisp white linen paint throughout! Impressive and Functional Dream Kitchen with white cabinetry/quartz countertops/center island with extended breakfast bar/pantry and all stainless steel appliances included (fridge with water!). The dining area, adjacent to the kitchen, is a generous size with a garden door out to the deck with a metal railing surround. Two secondary bedrooms on the main level and the main 4 pce bath with quartz countertop. The Primary Bedroom on the upper level has a walk in closet and 4 pce ensuite with quartz countertop and tile floor. The WALKOUT BASEMENT is open for development with 9 ft ceilings and sliding doors leading out to the concrete patio.....The basement also has roughed-in infloor heat and a furnace /laundry room combination that is framed and drywalled... The backyard is fenced on two sides! TAXES NOT YET ASSESSED.....