



**GRASSROOTS**  
REALTY GROUP

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## 21 Vermont Close Blackfalds, Alberta

**MLS # A2262993**



# \$559,900

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.....