



GRASSROOTS
REALTY GROUP

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**4782 Aspen Lakes Boulevard
Blackfalds, Alberta**

MLS # A2263142



\$579,900

Division:	Aspen Lakes West		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,320 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Alley Access, Double Garage Attached, Front Drive, See P		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	In Floor, Natural Gas	Water:	Public
Floors:	Other	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R1M
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Bathroom Rough-in, Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	\$5, 000 APPLIANCE CREDIT		

BRAND NEW BI-LEVEL IN ASPEN LAKES WEST ~ 3 BEDROOMS, 2 BATHROOMS AND OVER 1300 SQ. FT. ABOVE GRADE ~ DOUBLE ATTACHED GARAGE ~ This home is currently under construction, offering a chance to customize select details and finishes ~ Covered front entry leads to a welcoming foyer with high ceilings that open to the upper level and convenient access to the double attached garage ~ Open concept main floor layout offers a feeling of spaciousness ~ The kitchen offers a functional layout with plenty of cabinets and counter space, plus garden door access to the 14' x 10' deck and backyard ~ Builder is offering a \$5,000 credit for the purchase of appliances ~ Three main floor bedrooms are all a generous size, including the primary suite with an ensuite and walk in closet ~ 4 piece bathroom is next to the conveniently located main floor laundry ~ The basement has 9' ceilings, large above grade windows, and bathroom plumbing roughed in ~ Builder plans include a spacious family room, 2 bedrooms, a 4 piece bathroom, large utility room and space for storage ~ Energy efficient underfloor radiant heating throughout the main floor and lower level ~ 24' x 22' double attache garage with a man door to the side/backyard ~ Located steps to an extensive trail system and Aspen Lakes wetlands, tons of parks and playgrounds, easy access to the Abbey Centre, schools and shopping ~ A beautifully planned home in a desirable community, offering the comfort of new construction and the convenience of an established neighbourhood and nearby amenities.