



GRASSROOTS
REALTY GROUP

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**14 Churchill Place
Blackfalds, Alberta**

MLS # A2263471



\$572,250

Division:	Cottonwood Estates		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,577 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad, Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1L
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Granite Counters, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Pride of ownership is evident the moment you step inside this stunning custom-built modified bi-level. The spacious, bright foyer with tile flooring immediately sets the tone for the modern style and thoughtful design carried throughout this home. The open-concept main floor features a gorgeous kitchen with stained maple cabinetry, granite countertops, and stainless steel appliances. The living room impresses with its soaring 14-foot ceilings, creating a warm, inviting atmosphere centered around a cozy fireplace — perfect for relaxing or entertaining. This level includes two bedrooms, convenient for the kids . The primary suite is a true retreat, privately located above the garage and offering a luxurious ensuite with a soaker tub, separate shower, and a massive walk-in closet. The fully finished basement adds even more living space with an additional bedrooms, a spacious family room, a large bathroom, and the comfort of in-floor heating. Quality craftsmanship and attention to detail are showcased throughout, including matching granite in all bathrooms, central A/C, and custom blinds. Outside, you’ll find a beautifully landscaped and fully fenced yard with a storage shed, plus a heated triple garage and an oversized front parking pad — ideal for extra vehicles or toys. This home truly combines luxury, comfort, and functionality in one impressive package.