



GRASSROOTS
REALTY GROUP

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**117 Chinook Street
Blackfalds, Alberta**

MLS # A2263891



\$449,900

Division:	Cottonwood Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,105 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Silent Floor Joists, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: N/A

WALKOUT BUNGALOW on quiet street. This exceptionally well cared for home has a bright open floor plan with room to grow. Main floor boasts a generously sized living room and open kitchen design. Ideal for those that enjoy entertaining. Master bedroom is well laid out with a WALK-IN CLOSET and 4 PIECE ENSUITE. The SPIRALING stairs invite you to the basement and adds a lot of character and charm to the home. Downstairs is fully developed. Yard is impeccably landscaped with terraced garden, WALKOUT GROUND LEVEL COVERED patio and gate for EXTRA RV parking is installed. Out front you'll notice the extra wide front 3 PLACE DRIVEWAY which is an excellent place for a third vehicle, boat or RV.