



**GRASSROOTS**  
REALTY GROUP

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**151 Cedar Square  
Blackfalds, Alberta**

**MLS # A2264257**



**\$529,900**

<b>Division:</b>	Cottonwood Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,288 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	High Efficiency, Floor Furnace, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Pantry, Quartz Counters		

**Inclusions:** BI Dishwasher, BI Microwave Hood Fan, 10 Year Alberta New Home Warranty

Stunning is the best way to describe True-Line Homes Newest Blackfalds Show Home!!! Everything about this Property Shows Quality and D&eacute;cor!!! Gorgeous Upgraded Kitchen with Quartz Countertops, Stunning Cabinetry , Great room open to Kitchen, Livingroom and Dining room, Primary Bedroom with large walk-in closet, 5 piece ensuite, Attached Garage 22 x 34 fully finished and Insulated, with dry sump. Sun stop Low E argon filled Windows, R60 Insulation, Vaulted Ceilings on the main floor and 8'in the basement, Main Floor Laundry with Floor Drain, Limited Lifetime Architectural Shingles, and a 10 year New Home Warranty! If you love QUALITY, this is your home! Full List of Features available.