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## 101 Piper Close Blackfalds, Alberta

MLS # A2265497



\$369,000

Division: Panorama Estates Type: Residential/Duplex Style: 2 Storey, Attached-Side by Side Size: 1,294 sq.ft. Age: 2011 (14 yrs old) **Beds:** Baths: 2 full / 1 half Garage: 220 Volt Wiring, Front Drive, Single Garage Attached Lot Size: 0.07 Acre Lot Feat: Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, Pr

**Heating:** Water: Forced Air Floors: Sewer: Carpet, Linoleum Roof: Condo Fee: Asphalt/Gravel **Basement:** LLD: Full **Exterior:** Zoning: Concrete, Vinyl Siding, Wood Siding R-2 Foundation: **Utilities: Poured Concrete** 

**Features:** Breakfast Bar, Closet Organizers, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Track Lighting, Walk-In Closet(s)

**Inclusions:** TV mounts main floor, living room and master bedroom

Visit REALTOR® website for additional information. Step inside this stylish 2-storey duplex and feel right at home. With no condo fees, an attached garage, and a completely redone front porch, this property offers great value and low-maintenance living. The main floor features an open-concept layout with a bright living area, modern kitchen with breakfast bar, black appliances, tile backsplash, and a pantry. The adjoining dining area opens to the deck with a gas line, and a fenced backyard —perfect for barbecues and outdoor relaxation. A convenient 2-piece bath completes the main level. Upstairs, find three comfortable bedrooms and a 4-piece bathroom. The primary bedroom has a walk-in closet. The fully finished basement adds even more space with a cozy rec room, fourth bedroom with a walk-in closet, another full bathroom, plus storage and laundry areas. Nestled in a quiet, family-friendly close, this home is close to walking trails, parks, and playgrounds—an ideal choice for families, first-time buyers, or anyone looking for a clean, move-in-ready home with modern comfort and style.