



GRASSROOTS
REALTY GROUP

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