



**GRASSROOTS**  
REALTY GROUP

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**71 Almond Crescent  
Blackfalds, Alberta**

**MLS # A2267040**



**\$439,000**

|                  |                                                                         |               |                   |
|------------------|-------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Aspen Lake                                                              |               |                   |
| <b>Type:</b>     | Residential/House                                                       |               |                   |
| <b>Style:</b>    | 2 Storey                                                                |               |                   |
| <b>Size:</b>     | 1,567 sq.ft.                                                            | <b>Age:</b>   | 2014 (11 yrs old) |
| <b>Beds:</b>     | 3                                                                       | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Concrete Driveway, Driveway, Garage Door Opener, Single Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                                               |               |                   |
| <b>Lot Feat:</b> | Back Yard, City Lot, Front Yard, Landscaped                             |               |                   |

|                    |                                           |                   |    |
|--------------------|-------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Central, Natural Gas                      | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Laminate                          | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                           | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                      | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Concrete, Stone, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                           | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Granite Counters                          |                   |    |

**Inclusions:** Window Coverings

IMPRESSIVE 3 BEDROOM, 3 BATHROOM HOME &mdash; SHOWS VERY NICELY! Welcome to this beautiful 1,528 sq. ft. two-storey home, perfectly located on a desirable crescent. From the moment you walk in, you&rsquo;ll be impressed by the bright, spacious living room featuring a stylish gas fireplace &mdash; perfect for cozy evenings. The gorgeous kitchen offers a large granite island, a walk-in pantry, and plenty of rich dark cabinetry, ideal for those who love to cook and entertain. The adjoining dining area opens directly onto the rear deck and fully fenced yard, creating an effortless indoor-outdoor flow. A convenient 2-piece bathroom completes the main level. Upstairs, you&rsquo;ll find three generous bedrooms, including a primary suite with a walk-in closet and a full 4-piece ensuite. The upper level also features a second 4-piece main bathroom and the added convenience of laundry upstairs. The insulated and drywalled front-attached garage provides both comfort and functionality. This home is modern, immaculate, and move-in ready &mdash; a wonderful place for your family to call home!