



**GRASSROOTS**  
REALTY GROUP

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**9 Aztec Street  
Blackfalds, Alberta**

**MLS # A2267701**

**\$544,900**



<b>Division:</b>	Aurora		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,300 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		

**Inclusions:** Fridge, Gas Stove, Microwave, Washer, Dryer, Blinds/Window Coverings, Garage Door Opener & Control (1), TV Mounts (2), A/C Unit, Floating Shelves in Kitchen

Beautifully upgraded bi-level located in the newer community of Aurora in Blackfalds. The stunning curb appeal is complimented by the attractive blend of stone work, wood accents and vertical siding. A welcoming front entrance greets you inside which offers a wide staircase plus a black gunpowder metal railing. A show case of a kitchen you will enjoy everyday in. Upgraded two tone cabinets, full surround quartz counter tops, all matching Black appliances with an upgraded gas stove, deep corner pantry for extra storage, floating shelves plus modern style light fixtures. Excellent size dining area and living space with plenty of windows all equipped with custom blinds. Garden door off back which leads out to the relaxing SW facing deck equipped with gas line for BBQ which overlooks the massive fully fenced yard. Wonderful three bedroom main floor plain with a generous Primary Bedroom offering you plenty of closet space plus your own private en suite with dual vanity and stand up shower. Save the extras steps and appreciate the convenience of the main floor laundry as well. Professionally developed basement is a great design for family and entertaining. Large media area perfect for gaming or streaming a favorite movie but then follow through the Barn Doors to the massive family room with plenty of space for games tables or even office/studio section. An additional bedroom for guests plus another three piece bath with walk in shower offering full tile surround, wide entrance and safety bars. Huge storage area at back of home ideal for all your seasonal clothing and decorations. A/C unit already in place for the warm next season plus the finished attached garage offers a rough in for gas heater. Built with quality by True Line developments you can buy with the assurance of a great home. Home is located within walking distance to small neighborhood shopping

plaza plus other close by amenities.