



GRASSROOTS
REALTY GROUP

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6 Rolling Hills Bay Blackfalds, Alberta

MLS # A2267843



\$379,777

Division:	Rolling Hills		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,174 sq.ft.	Age:	2007 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Off Street, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, City Lot, Cul-De-Sac, Front Yard, Lawn, Pie Shaped Lot, Street Li		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1M
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Laminate Counters, Open Floorplan, Vinyl Windows		

Inclusions: na

Blackfalds Gem: Designer 5-Bedroom Modified Bi-Level on a Pie Lot This gorgeous, modified bi-level offers a designer aesthetic in a fantastic Blackfalds location. Featuring 5 bedrooms and 3 bathrooms, this home is perfectly staged and ready for you. • Open Concept Living: Stunning entrance with a fireplace accent wall, beadboard, wood mantle, and built-in benches. • Versatile Space: Entrance level bedroom/office with a vaulted ceiling. • Family Layout: The upper level includes an open floor plan, two more bedrooms, and a 3-piece ensuite off the extra large primary bedroom. Kitchen enhance with extra cabinets, large peninsula and a door leading out to a large west facing back deck for evening barbecues or just relaxing with a cool drink. • Finished Basement: Offers a spacious family room, two additional bedrooms, and a full 4-piece bathroom. • Convenient Main floor laundry. Located on a large, pie-shaped lot in a quiet cul-de-sac with abundant off-street parking and room for a garage! • Recreation Hub: Just blocks from the Abbey Centre and Eagle Builders Centre. • Outdoor Access: Close to walking paths, a pond, playgrounds, and parks. • Amenities: Minutes from shopping, schools, and restaurants and recreation centers Just move in and relax in this inviting Blackfalds beauty! Its a great home, isn't it! Shouldn't it be yours?