



**39 Morris Court
Blackfalds, Alberta**

MLS # A2269593



\$689,900

Division:	Mckay Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,674 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Aggregate, Double Garage Attached, Garage Door Opener, Heated Garage, (
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Few Trees, Front Yard, Irregular Lot		

Heating:	In Floor, Forced Air, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1M
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Built-in Features, Closet Organizers		

Inclusions: Control 4 System, Doorbell Camera, Hanging Rack in Garage, Attached and Built-In Husky Shelving/Cabinets in Garage, Pipe Shelf in Downstairs Bathroom, Firepit, TV Wall Mounts (Living Room, Garage, Primary, Theater Room), Theater Room TV

~ Spacious, Luxurious, and Designed for Entertaining ~ This custom-built Colbray Homes 2-storey offers over 2,600 sq ft above grade with a bright, open layout and quality finishes throughout. A grand open-to-above tiled entry with coffered ceilings welcomes you inside. The kitchen is a standout, featuring two-tone maple cabinetry, quartz and granite countertops, a large island, coffered ceiling, full tile backsplash, and a walk-through pantry. The quartz pillars on the breakfast bar are a feature everyone will notice. Just off the garage entrance and walk-through pantry you’ll find main floor laundry, a spacious mudroom, and a convenient 2-piece bathroom. The airy living room features dark flooring and a jaw-dropping real rock feature wall with a built-in fireplace, creating a warm and inviting space to gather. Upstairs you’ll find 3 spacious bedrooms, including a beautiful primary suite with a cozy, spa-like ensuite featuring a soaker tub and tiled shower. Down the hall are two additional generously sized bedrooms and a 4-piece bathroom. Double French doors open to the oversized theatre room with built-in speakers and an office nook—perfect for movie nights or a quiet workspace. The fully finished basement adds even more space with a large family room, gorgeous hickory wet bar, flex room, fourth bedroom, and full bathroom. There is plenty of storage throughout the home. Additional highlights include in-floor basement heat, central A/C, an air exchanger, and a Control4 smart home system with security cameras, lighting control, thermostat, and theatre audio. Outside you’ll appreciate the landscaped, fenced yard, enclosed storage under the deck, and a beautiful covered rear deck off the dining room. The 26' x 25' heated attached garage is fully finished with epoxy floors, lighting, and custom cabinets—offering additional

storage for vehicles, toys, or even the perfect hangout space with friends. This home was a candidate for Home of the Year when it was built and features countless upgrades throughout. Located in the family-friendly community of Blackfalds, close to schools, parks, and many amenities.