



GRASSROOTS
REALTY GROUP

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37 Piper Close Blackfalds, Alberta

MLS # A2270247



\$345,000

Division:	Panorama Estates		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,260 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Driveway, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected

Features: Bathroom Rough-in, Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, GARAGE DOOR OPENER AND CONTROL, SHED

PRIDE OF OWNERSHIP IS EVIDENT ~ 3 BEDROOM, 3 BATHROOM SEMI DETACHED 2-STOREY ~ FULLY FENCED SOUTH FACING BACKYARD ~ Beautifully landscaped front yard offers eye catching curb appeal and welcomes you to this well cared for home ~ Covered front entry leads to a bright and spacious foyer with a large coat closet and convenient access to the attached garage ~ 9 Ft ceilings ~ The kitchen offers a functional layout with plenty of cabinet and counter space, tile backsplash, window above the sink, and a wall pantry ~ Easily host gatherings in the dining room that's flooded with natural light and offers garden door access to the south facing deck and backyard ~ 2 piece main floor bathroom ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, has a 3 piece ensuite and a huge walk in closet with built in organizers ~ Two additional bedrooms are both a generous size and share a 4 piece bathroom ~ The basement has laundry, bathroom plumbing roughed in and could easily accommodate another bedroom and family room with future development ~ Central vacuum ~ Attached garage and front driveway offer plenty of parking ~ The sunny south facing backyard is fully fenced and landscaped, includes a garden shed and offers back alley access ~ Located in Panorama Estates with easy access to multiple parks, playgrounds, walking trails, and schools with easy access to shopping and all other amenities.