



**38 Rolling Hills Bay  
Blackfalds, Alberta**

**MLS # A2271285**



**\$504,000**

<b>Division:</b>	Rolling Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,790 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan		
<b>Inclusions:</b>	Central Air Conditioner		

Step into this original-owner 2-storey residence situated on a generous 4,886 sq ft pie shaped lot backing onto a park in the desirable "Rolling Hills" neighbourhood of Blackfalds. The main level features a bright foyer with soaring high ceilings, and an open-concept layout that flows seamlessly from the kitchen into the dining and living areas. Large windows flood the space with natural light, while the modern colour palette lends a fresh, clean feel. The well appointed kitchen boasts cabinetry, island workspace, pantry, and direct access to the yard, perfect for entertaining or family living. A convenient powder room rounds out the main floor. Upstairs, you'll find three spacious bedrooms and two full bathrooms arranged in a smart, split-floor fashion that creates separation between the master suite and the additional sleeping areas. The master suite includes a walk-in closet and its own ensuite. The unfinished full basement presents excellent potential for future development - design your ideal recreation room, extra bedrooms or home office. The attached two-car heated garage with 12 foot ceilings adds year-round comfort, and central air ensures cool summers. Outside find a private backyard that backs onto a park and a deck with gas bbq. Located close to schools, the community skate park, biking track and the acclaimed Abbey Center.