



GRASSROOTS
REALTY GROUP

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38 Rolling Hills Bay Blackfalds, Alberta

MLS # A2271285



\$504,000

Division:	Rolling Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,790 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space		

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

Inclusions: 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.