



**GRASSROOTS**  
REALTY GROUP

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**13 Crimson Court  
Blackfalds, Alberta**

**MLS # A2274136**



**\$329,900**

<b>Division:</b>	Cottonwood Meadows		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,226 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Pantry

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R2

**Utilities:** -

**Inclusions:** Fridge, Stove, BI Dishwasher, BI Microwave Hood Fan, Washer, Dryer, Window Coverings

Built by True-Line Homes, this home was built with quality and pride, all of the final touches have been done to make this home move in ready!. 3 bedrooms, 3 baths it features a gorgeous kitchen, large living area, Large Primary Bedroom with Walk in Closet and 3 Piece ensuite!. - Room for a Single Garage!! Fully fenced with large deck and backs onto an alley leading to the parks, walking paths and more. Located In One of the best Blackfalds Communities!