



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**18 Palmer Circle**  
**Blackfalds, Alberta**

**MLS # A2274156**



**\$524,850**

<b>Division:</b>	Panorama Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,586 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Gentle Sloping, Private		

<b>Heating:</b>	High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home		

**Inclusions:** Fridge, Stove Dishwasher , Microwave

Welcome to the RUBY built by Award Winning Abbey Platinum Master Built on the highly desirable Palmer Circle in Blackfalds. This 1586 sq foot 2 storey has an amazing modern sight lines and curb appeal with stunning brick accents, wood grain metal siding . A spacious entrance greets you as you enter this 3 bedroom 2.5 bath home. An open floor plan , living room with a fireplace , large kitchen with amazing backsplash and quartz countertops . As you take a walk upstairs you will find a Primary bedroom with a 3 pcs ensuite, as well as 2 more ample sized bedrooms and a 4 pc bath. This home has an upstairs laundry are for added convience. The unfinished basement features 9 foot ceilings and can accommodate a 4 pcs bath, family room and a bedroom, just add your own creative design.