



**4237 Westbrooke Road
Blackfalds, Alberta**

MLS # A2274735

\$559,900



Division:	Aspen Lakes West		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,371 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, See Remarks, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: 10 Year Progressive New Home Warranty, TV Bracket in Living Room

WELCOME TO THIS EXQUISITE 'WALKOUT' NEW BUILD MODIFIED BILEVEL IN ASPEN LAKES WEST BLACKFALDS WITH A REAR YARD ALREADY FENCED ON TWO SIDES AND A PLEASANT S.E. VIEW FROM THE SUNNY AND SPACIOUS UPPER DECK! Quality Construction and Gorgeous Finishings with Crisp White Linen Paint Throughout! A beautiful and spacious tiled entry greets you leading up to the MAIN LEVEL S.E. FACING SUNNY OPEN PLAN LIVING/DINING/KITCHEN with Luxury Vinyl Plank Flooring, Vaulted Ceilings and a Stunning Fireplace with a Floor-to-Ceiling Cream Accented Stone Surround! Impressive and Functional Dream Kitchen with White Cabinetry/Quartz Countertops/Center Island with Extended Breakfast Bar/Pantry and All Stainless Steel Appliances included (Fridge with Water)! The adjacent Dining Area is a good size with a garden door out to the S.E. DECK with metal railing surround! Two Secondary Bedrooms complete the main level together with the 4 Pce Bath with quartz countertop... The Primary Bedroom is on the Upper Level with a Walk In Closet and a 4 Pce Ensuite with quartz countertop and tile floor. The WALKOUT BASEMENT, with 9 ft ceilings, is open for development with sliding doors leading out to a concrete patio. The basement also has "roughed in" infloor heat. TAXES NOT YET ASSESSED.....