



GRASSROOTS
REALTY GROUP

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

**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! A beautiful and spacious tiled entry greets you leading up to the MAIN LEVEL 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! Crisp White Linen Paint Throughout! 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..... NOTE: This home is in the process of final finishing and clean up and so there are no exact interior photos yet. The interior photos attached here are of another new build in Blackfalds with the same floor plan but reversed.... Changes to this property will be in backsplash tile/possibly light fixtures and a slight carpet colour variance.