



**38 Vista Close  
Blackfalds, Alberta**

**MLS # A2277489**

**\$624,900**



<b>Division:</b>	Valley Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,107 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped, Lawn, Pie Shaped Lot, Rolling Slope, S		

**Heating:** In Floor, Forced Air

**Water:** -

**Floors:** Carpet, Tile, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Wood Frame

**Zoning:** R1M

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s)

**Inclusions:** Shed, Alarm System, TV Wall Mounts

Experience the height of modern luxury in this custom-built Mason Martin home, where an abundance of designer windows creates a beautifully bright and open atmosphere. The gourmet kitchen is a chef's dream, featuring premium quartz countertops, a stylish backsplash, slate appliances, an induction stovetop with a pot filler, and both walk-in and butler's pantries. Uniquely designed for convenience, the spacious primary suite is located on the main floor and boasts a luxurious ensuite with a custom no-lip shower and walk-in closet. The upper level offers two additional bedrooms and a sun-drenched bonus room ideal for an office or play space, while the massive walk-out basement features in-floor heating ready for your future development. Complete with central A/C, a heated flex room off the garage perfect for a gym or workshop, and footings already in place for a future deck, this one-of-a-kind property is perfectly situated at the end of a quiet close with a stunning view.