



GRASSROOTS
REALTY GROUP

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

**38 Vista Close
Blackfalds, Alberta**

MLS # A2277489



\$624,900

Division:	Valley Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,107 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	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.