



GRASSROOTS
REALTY GROUP

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49 Aztec Crescent Blackfalds, Alberta

MLS # A2279039



\$490,000

Division:	Aurora		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,143 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Heated Garage, Insulated, Oversized		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Smoking Home, Open Floorplan, Storage		

Inclusions: n/a

FINALLY! The Home that you have been LOOKING for! PRIDE in OWNERSHIP is reflected throughout this IMMACULATE and BEAUTIFUL home. Featuring BRAND NEW CARPETING and a freshly PAINTED interior with a clean, MODERN finish, this home is BRIGHT and CHEERY with an abundance of NATURAL LIGHT flowing through the many windows. The inviting living room is highlighted by a NEW GAS FIREPLACE FEATURE WALL, creating a warm and cozy space to relax. The large kitchen offers STAINLESS STEEL appliances and a spacious dining area with patio door leading to the backyard, where you'll enjoy a large DECK and the added privacy of NO NEIGHBOURS behind you. The main level includes 2 bedrooms with large windows and 2 FULL BATHROOMS, including a private ENSUITE in the primary bedroom. The lower level is FULLY FINISHED and offers a generous family/REC room (or you can make into a 5th bedroom), 2 additional bedrooms, another FULL BATHROOM, IN-FLOOR HEATING for added comfort, and plenty of STORAGE space. Recent MECHANICAL UPDATES include a NEW HOT WATER TANK and a WATER SOFTENER system. Outside, the property features PROFESSIONALLY UPDATED LANDSCAPING with NEW SOD and newly PLANTED TREES and SHRUBS, enhancing curb appeal and outdoor enjoyment. Completing the property is a MASSIVE HEATED DOUBLE DETACHED GARAGE (25x25); a mechanic's, handyman's, or woodworker's DREAM. CENTRAL AIR CONDITIONING ensures comfort during hot summer days and nights. EXCELLENT LOCATION close to schools, parks, shopping, and more. Don't miss this AMAZING opportunity to own a MOVE IN READY home at an EXCEPTIONAL price!

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