



GRASSROOTS
REALTY GROUP

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**5120 Westwood Drive
Blackfalds, Alberta**

MLS # A2279486



\$267,500

Division:	Briarwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	963 sq.ft.	Age:	1964 (62 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R1L
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Storage		

Inclusions: Hot tub, window coverings, shed

WELCOME TO 5120 WESTWOOD DRIVE! A CHARMING BLACKFALDS BUNGALOW ON A DOUBLE LOT, WITH A HEATED GARAGE & HOT TUB INCLUDED! Whether you're stepping into homeownership for the first time, simplifying your lifestyle, or adding a solid property to your investment portfolio, this one checks all the boxes. The bright front entry opens into a sunny open-concept living and dining space, where large southeast-facing windows flood the home with natural light. Stylish vinyl plank flooring runs throughout, making everyday living (and cleaning!) a breeze. The galley kitchen offers plenty of cabinet and counter space, a modern tile backsplash, a window over the sink, and sliding patio doors that lead straight to the backyard, perfect for summer BBQs or evening hot-tub soaks. Upstairs, you'll find two bedrooms and a full 4-piece bathroom, including a spacious primary bedroom with dual closets. A convenient side entrance off the kitchen leads to the fully developed basement, offering great space for a cozy family room, home office, or teenage hangout, plus laundry and utility area. Outside is where this home really shines. Enjoy your morning coffee on the front deck with built-in seating, or unwind in the private, fully fenced backyard complete with a hot tub and outdoor speakers — your own little oasis. Parking is a dream here with a 16' x 24' heated garage (220V power), plus RV parking and back-alley access. All of this sits on a fully landscaped lot in a convenient location close to the arena, library, parks, and schools — making it as practical as it is appealing. Recent updates include: • High-efficiency hot water tank (2022) • Furnace (2020) • Vinyl windows in living & dining room (2022) • Primary bedroom window & patio door (2019) ?? A move-in-ready home with lifestyle

perks, strong value, and investment potential — this one is easy to love.