



**77 Crimson Court  
Blackfalds, Alberta**

**MLS # A2287251**



**\$289,000**

|                  |                       |               |                   |
|------------------|-----------------------|---------------|-------------------|
| <b>Division:</b> | Cottonwood Estates    |               |                   |
| <b>Type:</b>     | Residential/Five Plus |               |                   |
| <b>Style:</b>    | Bi-Level              |               |                   |
| <b>Size:</b>     | 762 sq.ft.            | <b>Age:</b>   | 2013 (13 yrs old) |
| <b>Beds:</b>     | 3                     | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | None                  |               |                   |
| <b>Lot Size:</b> | 0.06 Acre             |               |                   |
| <b>Lot Feat:</b> | Private               |               |                   |

**Heating:** Forced Air

**Floors:** Carpet, Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R2

**Utilities:** -

**Inclusions:** All existing appliances, blinds and window coverings (as is)

Welcome to this beautifully maintained townhouse in a fantastic location! Upstairs, you'll find a spacious primary bedroom and a full 4 piece bathroom. The functional kitchen offers ample cabinetry and generous counter space, flowing seamlessly into the dining area and bright, open living room. From here, step out and enjoy your own private yard. Downstairs features two generously sized bedrooms, an additional 4 piece bathroom, a comfortable second living area, a dedicated laundry room, and plenty of storage space to keep everything organized. Nestled in a peaceful, family-friendly neighborhood, this home offers comfort and security whether you're living on your own, with a partner, or raising young children.