



**77 Maclean Close
Blackfalds, Alberta**

MLS # A2289299



\$569,900

Division:	Mckay Ranch		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,480 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other, Stone, Vinyl Siding	Zoning:	R1M
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 77 Maclean Close in McKay Ranch, Blackfalds. This 1,480 sq. ft. modified bi-level by Manhani Builders features a modern farmhouse design with quality finishes throughout. The open main floor offers a vaulted ceiling, large windows, and a spacious functional layout. The kitchen includes solid birch plywood cabinets, quartz countertops, and upgraded stainless steel appliances, along with a convenient main-floor laundry. The primary bedroom includes a walk-in closet and full ensuite. The 24 x 24 attached garage with an 18-foot door provides plenty of space. Enjoy the composite front porch and 12 x 10 back deck. The walk-out basement is roughed in for in-floor heat and future development. This home is equipped with a 75-gallon upgraded hot water tank, an energy-efficient furnace, and a heat recovery ventilation (HRV) system, providing enhanced comfort, improved indoor air quality, and long-term energy efficiency. Backed by a 10-year Progressive Home Warranty. This home is ready for possession, with front landscaping to be completed in the spring.