



**77 Pondsides Crescent  
Blackfalds, Alberta**

**MLS # A2290258**



**\$549,900**

<b>Division:</b>	Panorama Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,608 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** all appliances, all window coverings, garage door lift and remote, central vac

**MASSIVE WALKOUT BUNGALOW BACKING ONTO A POND!** If size matters, then make sure you add this home to your list! A bright foyer welcomes you into the home and brings you past the front-facing office and into the spacious main living area. A corner fireplace welcomes you into the space, and a large centre island accents the well-appointed kitchen. Patio doors welcome you to a breathtaking view overlooking paths and a natural pond! Main floor laundry leads you to your front attached double garage, while the Primary Bedroom offers a breathtaking view of the back yard and natural landscape. In the primary you will also find a walk-in closet, large ensuite with separate shower and corner tub, sink and makeup area. The massive walkout basement features a rec area with two-sided fireplace separating the full kitchenette. Two more bedrooms plus a full bath, and another huge storage area, complete this space. Your private backyard offers full landscaping and unencumbered views of walking trail and a natural pond - perfect for bird watching and enjoying the wildlife it attracts! Blackfalds is a great family community, with all amenities nearby including parks, playgrounds, skatepark as well as a short distance to the Community Bike Park and the Abbey Centre!