



**30 Morris Court
Blackfalds, Alberta**

MLS # A2293811



\$479,900

Division:	Mckay Ranch		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,097 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot, Street Lighting		

Heating:	In Floor Roughed-In, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting		

Inclusions: Outdoor Storage Unit

This beautifully maintained BUNGALOW is the perfect blend of COMFORT, STYLE and FUNCTIONALTY- An inviting home filled with NATURAL LIGHT streaming from both the EAST and WEST! From the moment you step inside, you're welcomed by a warm, neutral palette and an IMMACULATE interior that feels both MODERN and TIMELESS. The OPEN-CONCEPT main floor is designed for effortless living and entertaining, featuring a STUNNING MAPLE kitchen with a large island, wall pantry, stainless appliances and UPGRADED LIGHTING that adds a touch of ELEGANCE throughout the space. The thoughtful layout includes two bedrooms on the main floor, along with the convenience of MAIN FLOOR LAUNDRY ROOM! The primary suite is a true retreat, complete with spacious his/her closet, and a lovely 4-piece ensuite bathroom, creating a private and RELAXING ESCAPE. Downstairs the FULLY DEVELOPED BASEMENT expands your living space even further. It boasts a generous 15x30 recreation room with a WET BAR-perfect for hosting or unwinding-as well a large bedroom that can comfortably accommodate two king size beds, a double closet and a 4-piece ensuite. With three bedrooms in total- two of which have ensuites- this home offers exceptional comfort and FLEXIBILITY for families and guests alike. Every detail has been designed to create a bright, WELCOMING, and MOVE IN READY space you'll be proud to call home. Double doors from the dining lead to an EXCEPTIONAL GENERIOUS SIZED PATIO (10x30) where you can relax out of the sun under your new PERGOLA. Other great features and upgrades include: gas line for BBQ, Outside storage unit, RV parking, AIR CONDITIONING, KINETICO water filtration system, sump pump, heated garage, reverse osmosis, wire shelving in basement, new fridge and dishwasher,

new fence, covered front VERANDA, central vacuum, roughed in- in floor heat. All this tucked away in the BEAUTIFUL newer subdivision of MORRIS COURT! Blackfalds is a growing close-knit community with ALL THE AMENITIES one could ask for, and only 8 minutes to RED DEER.