



**33 Parkside Crescent
Blackfalds, Alberta**

MLS # A2294277



\$565,000

Division:	Panorama Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,398 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, No Back Lane		

Heating:	Boiler, In Floor	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R1L
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Dishwasher, Stove, Microwave Hood Fan, Fridge, Washer, Dryer, Central Vacuum and Attachments, Garage Door Openers and Controls, Ceiling Fans, Window Coverings, Light Fixtures, Air Conditioner, Shed, Wall Bed

33 Parkside Crescent is a beautifully located and well-constructed walk-out bungalow backing onto a green space. The trail behind the property takes you on a peaceful walk around the pond and to the nearby playground. Recent big-ticket upgrades to the home include new shingles (2023), hardwood on the main floor and stairs (2023), and air conditioning (2024). The welcoming floor plan greets you with a conveniently wide front entrance. The bedroom nearest the entrance has a built in wall-bed. This room can also function perfectly as an inspiring den/workspace with its west-facing window. The kitchen is spacious and loaded with storage space. It includes good-looking stainless steel appliances and a large island/eating bar. The living room, with its gas fireplace, forms the heart of the main floor. The dining area and deck provide pleasing views to the East/Northeast. The primary bedroom is very spacious, as is the 4 piece ensuite (soaker tub and tiled shower) and walk-in closet. A private deck can be accessed from this room as well. A main floor laundry and a 2 piece guest bathroom complete the upper level. The walk-out basement features a sizable family room with space for a ping pong table or, in this current configuration, a sewing and crafts area, a full bathroom, and two large bedrooms. The next owners will undoubtedly find a useful function for the third room (no closet) as well. The utility room is well organized and offers additional storage space. Enjoy the stamped concrete patio and fenced, zero maintenance backyard with stone, trees, artificial grass, garden shed, and a small dog run. It's good to have a cozy little covered sitting area at the front of the home as well as the private backyard with gorgeous views. Another special feature of this home is the oversized, heated (in-floor) garage -- big enough to easily park a full size pickup truck and another full

sized vehicle.