



**9 Westglen Boulevard
Blackfalds, Alberta**

MLS # A2296263



\$410,000

Division:	Harvest Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,045 sq.ft.	Age:	1995 (31 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1M
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Breakfast Bar, Kitchen Island, No Smoking Home, Vinyl Windows		

Inclusions: N/A

This fully developed 4-bedroom, 2-bath home truly has it all, featuring a massive heated detached 28' x 26' garage and convenient RV parking. Enjoy the sunny south-facing backyard with a spacious deck—perfect for morning coffee or summer BBQs—while the covered front porch offers a cool retreat on warm days. Step inside to a bright sunken living room with soaring ceilings that create an inviting and open atmosphere. The upper level offers a functional dining space and a large breakfast bar, making entertaining effortless. The well-appointed kitchen features an abundance of dark cabinetry, ample counter space, a butcher block island, granite composite sink with updated faucet, and a new window above. Newer black appliances (including a dishwasher replaced in December 2025), a pantry, and direct garden door access to the deck and backyard complete this space. The spacious primary bedroom easily accommodates a king-sized suite and includes dual closets with built-in organizers. The main 4-piece bathroom offers an extended vanity with generous counter space and built-in linen shelving. The fully finished basement boasts large above-grade windows, a comfortable family room, two additional bedrooms, and a 3-piece bathroom. A separate laundry room provides additional storage and functionality. Outside, the oversized heated garage with workbench is ideal for hobbyists, while the additional parking accommodates RVs and recreational vehicles with ease. Located on a family-friendly street with back alley access, this home is just steps from walking and biking trails, parks, playgrounds, shopping, and within walking distance to multiple schools and the Abbey Centre. Additional features include solar panels and new furnace January 2026