



**114 Palmer Circle  
Blackfalds, Alberta**

**MLS # A2296611**



**\$619,900**

<b>Division:</b>	Panorama Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,600 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Primary Downstairs, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to a home that offers more than just beautiful design &mdash; it offers opportunity! This brand new 1,600 sq ft two-storey stands out with an oversized 22' x 24' attached garage and a bright, open-concept main floor that feels modern, elevated, and inviting. Durable vinyl plank flooring, recessed lighting, and a beautifully finished kitchen with quartz countertops create a clean, sun-filled space designed for everyday living. Upstairs, you'll find three spacious bedrooms, including a primary retreat complete with a walk-in closet and a private four-piece ensuite, along with an additional full four-piece bathroom for added convenience. The fully developed legal basement suite adds incredible flexibility, complete with its own private entrance, furnace, and hot water tank. Featuring high ceilings, a full kitchen, and matching brand new LG appliances, the one-bedroom, one-bathroom suite is finished with the same vinyl plank flooring and quartz countertops as the main home, creating a seamless, high-end feel throughout. Both levels include a full LG appliance package, fridge, stove, dishwasher, and microwave, making this a truly move-in-ready home from day one. Clean design and thoughtful layout, this is a home that stands out for all the right reasons.