



GRASSROOTS
REALTY GROUP

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50 Anna Close
Blackfalds, Alberta

MLS # A2296689



\$349,900

Division:	Aspen Lakes West		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,320 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating: Forced Air

Water: -

Floors: Carpet, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: R2

Foundation: Poured Concrete

Utilities: -

Features: Pantry, Quartz Counters, Walk-In Closet(s)

Inclusions: N/A

Experience the best of Blackfalds living in this pristine 1,320 sq. ft. two storey townhome in the sought after Aspen Lakes West subdivision. Be the very first to occupy this thoughtfully designed home featuring 3 spacious bedrooms and 2.5 bathrooms. The main floor offers a bright, open concept layout with a modern kitchen complete with a center island and quartz countertops. Upstairs, you will find a primary suite with a private ensuite, two additional bedrooms, and the added convenience of upper floor laundry. Located just steps from playgrounds, scenic walking trails and more! This home perfectly blends contemporary style with community connection. Photos are representative.