



**53 Woodbine Close
Blackfalds, Alberta**

MLS # A2297893

\$450,000



Division:	Harvest Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,026 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Lawn, Rectangular Lot, Standard Shape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Storage, Suspended Ceiling		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Garage Door Opener & 1 Control

NOW OFFERING this fully finished family home with attached double garage on a quiet cul-de-sac! This home has great curb appeal with its dark garage door and trim, and covered front deck. Enter into a large tiled entrance and an open floor plan main floor. You'll love the warmth of the hardwood flooring, tall ceilings, and large windows. There are extensive cabinets, stainless steel appliances, tiled backsplash, and a large island in the kitchen. The master bedroom is spacious and has his and hers closets, and a three piece ensuite bathroom. There's a second bedroom and full bathroom upstairs as well. The basement is very large and has an open floor plan. The family room has plenty of room for your entertainment area, plus home office, play area or whatever you desire. There's a third and third and fourth bedroom and another full bathroom downstairs as well. Enjoy the back yard on your two-level deck with aluminum railing, overlooking the fully fenced and landscaped yard. The double attached garage is insulated and roughed in for in-floor heat.