



**14 Cascade Street  
Blackfalds, Alberta**

**MLS # A2299034**



**\$417,900**

<b>Division:</b>	Cottonwood Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,097 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Off Street, Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn		

**Heating:** In Floor, Forced Air, Natural Gas

**Floors:** Carpet, Linoleum, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Stone, Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1S

**Utilities:** -

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, TV Wall Mount, Speakers & Amp

A STYLISH, WELL CARED FOR HOME IN BLACKFALDS! Step inside this four bedroom, three bathroom home and experience an inviting open-concept layout. The main floor is designed for both comfort and function, featuring a bright living area with large east exposed windows that allow for lots of natural light. The kitchen is complete with modern finishes, tile backsplash, gas stove, ample cabinetry, pantry and an eating bar which overlooks into the dining/living space. It's all a perfect space for meal prep and gathering with family and friends. The primary bedroom offers a private retreat with its own three piece ensuite and double closets, while a second bedroom and four piece bathroom complete the main level. Head to the lower level which features the finished basement with a large family room with surround sound speakers, two bedrooms and three piece bathroom. Garden door off the kitchen area flows to the southwest exposed backyard, with a nice size deck with outdoor speakers. The back yard is partially fenced and has a large gravel parking pad with room to build a garage. Other extras include: central AC, in-floor heat and built-in speakers with amp. Situated in a family-friendly neighborhood, this home is just a short walk to playgrounds, schools, and walking trails. With a thoughtful layout and a prime location, this home is sure to be just what you've been looking for.