

**109 Churchill Place**  
**Blackfalds, Alberta**

**MLS # A2232422**



**\$469,900**

|                  |                                                                |               |                   |
|------------------|----------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Cottonwood Estates                                             |               |                   |
| <b>Type:</b>     | Residential/House                                              |               |                   |
| <b>Style:</b>    | Bi-Level                                                       |               |                   |
| <b>Size:</b>     | 1,216 sq.ft.                                                   | <b>Age:</b>   | 2011 (14 yrs old) |
| <b>Beds:</b>     | 5                                                              | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached                      |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                                                      |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Level |               |                   |

|                    |                                                                                                              |                   |     |
|--------------------|--------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | In Floor, Forced Air, Natural Gas                                                                            | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum, Tile                                                                             | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                              | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                                                                                               | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Brick, Stone, Wood Frame                                                                                     | <b>Zoning:</b>    | R1M |
| <b>Foundation:</b> | Poured Concrete                                                                                              | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s) |                   |     |

**Inclusions:** -fridge -stove -built-in microwave -built-in microwave -washer -dryer -window coverings -central vacuum + attachments -storage shed

Welcome to this beautifully finished bi-level home located in desirable Cottonwood Estates &mdash; a family-friendly community close to schools, shopping, scenic walking paths, and numerous parks and green spaces. Step into a welcoming front foyer offering a view of both levels. The main floor features a bright and open-concept layout, perfect for everyday living and entertaining. The spacious living room showcases rich laminate flooring and a stunning south-facing bay window that floods the space with natural light throughout the day. The dream kitchen is equipped with upgraded cabinetry, a full tile backsplash, pantry, stylish black appliances, and a raised eating bar. It seamlessly flows into the adjoining dining area, creating a functional and inviting space for meals and gatherings. The primary bedroom is a peaceful retreat, complete with a large walk-in closet and a private 3-piece ensuite. Two additional bedrooms and a full 4-piece bathroom complete the main level. The fully finished basement offers exceptional space with a massive family and games room, two more generously sized bedrooms, a full 4-piece bathroom, and a dedicated laundry room. Recent upgrades include brand new laminate flooring throughout the lower level. The utility room features both efficiency furnace & hot water tank, a recently installed HRV system for improved air quality & operational in-floor heating. Enjoy the outdoors in the north-facing backyard, which includes a spacious two-tiered deck&mdash;perfect for summer entertaining&mdash;decorative concrete edging, and a convenient storage shed. The attached garage is insulated and drywalled, offering both comfort and practicality year-round. This home combines thoughtful design, quality updates, and a great location&mdash;making it a must-see in Cottonwood Estates.