

71 Almond Crescent
Blackfalds, Alberta

MLS # A2267040



\$439,000

Division:	Aspen Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,567 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Driveway, Garage Door Opener, Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Landscaped		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: Window Coverings

IMPRESSIVE 3 BEDROOM, 3 BATHROOM HOME – SHOWS VERY NICELY! Welcome to this beautiful 1,528 sq. ft. two-storey home, perfectly located on a desirable crescent. From the moment you walk in, you’ll be impressed by the bright, spacious living room featuring a stylish gas fireplace — perfect for cozy evenings. The gorgeous kitchen offers a large granite island, a walk-in pantry, and plenty of rich dark cabinetry, ideal for those who love to cook and entertain. The adjoining dining area opens directly onto the rear deck and fully fenced yard, creating an effortless indoor-outdoor flow. A convenient 2-piece bathroom completes the main level. Upstairs, you’ll find three generous bedrooms, including a primary suite with a walk-in closet and a full 4-piece ensuite. The upper level also features a second 4-piece main bathroom and the added convenience of laundry upstairs. The insulated and drywalled front-attached garage provides both comfort and functionality. This home is modern, immaculate, and move-in ready — a wonderful place for your family to call home!