

\$569,000 - 85 Vintage Close, Blackfalds

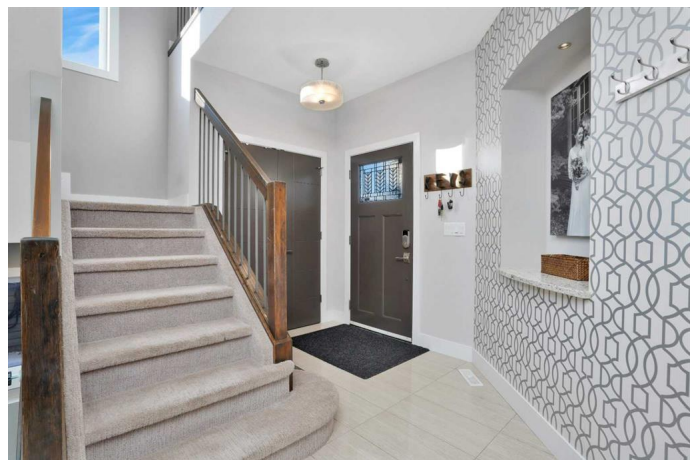
MLS® #A2197613

\$569,000

5 Bedroom, 4.00 Bathroom, 1,844 sqft
Residential on 0.12 Acres

Valley Ridge, Blackfalds, Alberta

**** PRICE IMPROVEMENT ** PRIME FAMILY LOCATION | STEPS TO ABBEY CENTRE | MODERN 2 STOREY HOME** ~ Nestled in one of the best family-friendly areas of Blackfalds, this fully developed 2 storey home offers modern and expansive living spaces that are perfect for today's lifestyle. Situated next to scenic walking trails and just steps from the vibrant Abbey Centre, this property delivers both convenience and serenity. ~ Step inside to a bright, spacious tiled entry that opens into an inviting open concept main floor. The chef-inspired kitchen boasts a generous granite eat-up countertop, a walk-thru pantry, and premium stainless steel appliances with water and ice, all seamlessly connected to a dining area overlooking a stunning south-facing, fully fenced (vinyl) backyard, ideal for outdoor gatherings. ~ The elegant living room features a floor-to-ceiling tiled surround, a gas fireplace, and large windows that fill the space with natural light, creating a warm atmosphere for family moments. ~ Upstairs, discover three well-proportioned bedrooms, a stylish 4-piece bathroom, and the convenience of upper floor laundry. The private primary suite, located at the back, offers a spacious walk-in closet and an impressive 5-piece ensuite complete with a soaker tub, dual sinks, a custom-tiled shower, and modern lighting. ~ The fully developed basement adds significant living space with two additional bedrooms (one without a closet), a 4-piece bathroom, and a generous



family room – perfect for entertainment or relaxation. ~ Additional highlights include a heated double attached garage, large lot (40 x 130 ft), rough-in for basement in floor heat, central air conditioning, central vacuum, and ample storage throughout. ~ Well maintained and loaded with all the bells and whistles, 85 Vintage Close offers incredible value in a prime location. Don't miss your chance to make this exceptional property your dream home!

Built in 2013

Essential Information

MLS® #	A2197613
Price	\$569,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,844
Acres	0.12
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	85 Vintage Close
Subdivision	Valley Ridge
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0L6

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage

of Garages 2

Interior

Interior Features Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)

Appliances See Remarks

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Back Yard

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed February 27th, 2025

Days on Market 15

Zoning R1M

Listing Details

Listing Office Greater Property Group

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.