

# \$437,500 - 17 Rolling Hills Ridge, Blackfalds

MLS® #A2200389

**\$437,500**

5 Bedroom, 3.00 Bathroom, 1,143 sqft  
Residential on 0.11 Acres

Rolling Hills, Blackfalds, Alberta

FULLY DEVELOPED RAISED BUNGALOW ~ 5 BEDROOMS, 3 BATHS ~ AIR CONDITIONING ~ ATTACHED HEATED GARAGE WITH STORAGE LOFT ~ Pride of ownership is evident in this well cared for home ~ Large foyer welcomes you and leads to the open concept main living space ~ The living room has a feature wall with an electric fireplace and a large picture window that overlooks the front yard and allows for tons of natural light flow ~ Easily host large gatherings in the spacious dining room with garden door access to the deck and backyard ~ The updated kitchen has a functional layout with ample cabinet and counter space, full tile backsplash, under cabinet lighting, granite sink with a window above and a wall pantry ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, has a spacious walk in closet and a 4 piece ensuite ~ 2 additional main floor bedrooms are both a generous size and share a 4 piece bathroom ~ The fully finished basement with large above grade windows offers tons of space including a media room with wiring for sound, an oversized 4 piece bathroom with built in shelving, 2 large bedrooms with walk in closets, laundry and space for storage ~ The double attached garage is insulated, finished with drywall, has high ceilings, a large storage loft with a workshop space below, 220V wiring and tons of overhead lighting ~ The backyard is landscaped with newer sod, two tiered deck and is fully fenced with a separate dog run and



back alley access ~ Excellent location, steps to multiple schools, parks, walking trails, shopping and the Abbey Centre.

Built in 2007

### **Essential Information**

MLS® #	A2200389
Price	\$437,500
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,143
Acres	0.11
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	17 Rolling Hills Ridge
Subdivision	Rolling Hills
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0M 0J0

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Bookcases, Chandelier, Closet Organizers, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, See Remarks

Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Raised Hearth
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Dog Run Fenced In, Gentle Sloping, Reverse Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 7th, 2025
Days on Market	7
Zoning	R1M

## Listing Details

Listing Office	Lime Green Realty Inc.
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