

\$559,900 - 18 Churchill Place, Blackfalds

MLS® #A2206710

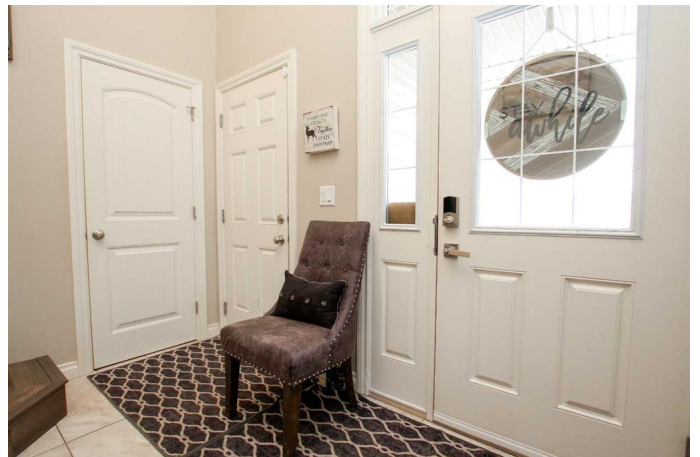
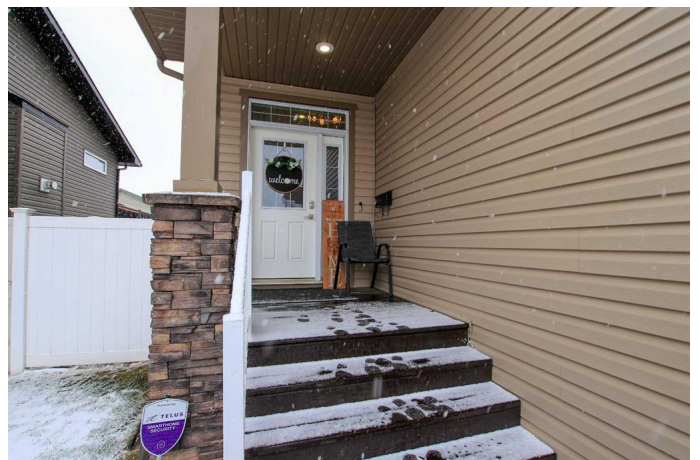
\$559,900

5 Bedroom, 3.00 Bathroom, 1,523 sqft
Residential on 0.14 Acres

Cottonwood Estates, Blackfalds, Alberta

FULLY DEVELOPED 5 BDRM, 3 BATH
MODIFIED BI-LEVEL LOCATED IN A
CUL-DE-SAC ~ HEATED TRIPLE ATTACHED
GARAGE ~ SOUTH FACNG BACKYARD ~
LOADED WITH UPGRADES THROUGHOUT

~ Covered front entry welcomes you and leads to a tiled foyer with vaulted ceilings with a chandelier ~ Fanned staircase leads to the open concept main floor ~ The kitchen offers plenty of raised maple cabinets (with pots and pan drawer, crown mouldings), full tile backsplash, ample counter space including an island with eating bar, and a spacious corner pantry ~ Easily host large gatherings in the dining room that features a box vaulted ceiling, large south facing picture window and garden door access to the deck and backyard ~ The living room features more large south facing windows offering natural light, coffered ceilings with recessed lighting and a cozy fireplace with a tile surround and mantle ~ 2 generous size main floor bedrooms are separated by a 4 piece bathroom ~ The private master oasis is located on its own level and features cathedral vaulted ceilings with beams, can easily accommodate a king bed plus multiple pieces of furniture, large window with remote control blinds, spacious walk in closet with built in shelving and 4 piece ensuite with an oversized vanity, separate walk in shower and soaker tub ~ The fully finished basement has over 9' ceilings and has in-floor heat ~ The family room is a generous size, has a bar with built in cabinets and a bookshelf/hidden door with



secured access to a storage space ~ Two large bedrooms (one with a walk in closet) ~ 5 piece bathroom has an oversized vanity with dual sinks ~ Laundry and ample storage space ~ The triple attached garage has a gas heater, is insulated, finished with painted drywall and man door to the backyard/fenced in dog run ~ The sunny south facing backyard is fully fenced (vinyl), has an RV gate access to the alley, is landscaped with well established trees and still has plenty of yard space ~ Other great features include; Central air conditioning, central vacuum roughed in ~ Located in a cul-de-sac, walking distance to schools, parks, walking trails, with tons of shopping and restaurants close by ~ Pride of ownership is evident!

Built in 2013

Essential Information

MLS® #	A2206710
Price	\$559,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,523
Acres	0.14
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

Community Information

Address	18 Churchill Place
Subdivision	Cottonwood Estates
City	Blackfalds
County	Lacombe County
Province	Alberta

Postal Code T4M 0B6

Amenities

Utilities Electricity Connected, Natural Gas Connected

Parking Spaces 6

Parking Alley Access, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, RV Access/Parking, See Remarks, Triple Garage Attached, Concrete Driveway

of Garages 3

Interior

Interior Features Bar, Bathroom Rough-in, Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Tray Ceiling(s)

Appliances Dishwasher, Garage Control(s), Microwave, Refrigerator, See Remarks, Stove(s)

Heating In Floor, Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room, See Remarks, Mantle

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Private Entrance, Private Yard, Storage

Lot Description Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, See Remarks, Standard Shaped Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 28th, 2025

Days on Market 6

Zoning R-1L

Listing Details

Listing Office

Lime Green Realty Inc.

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