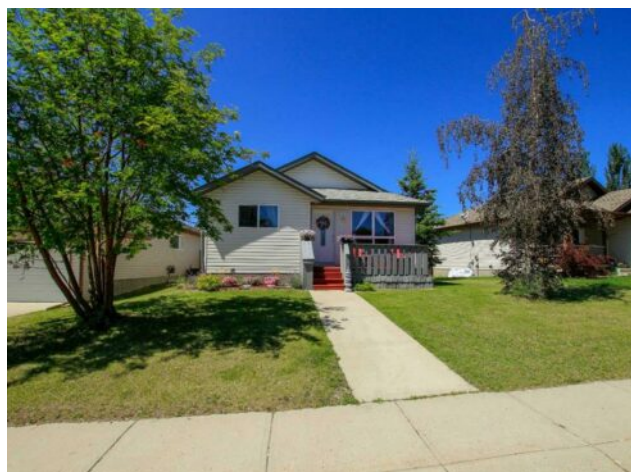


21 Rolling Hills Ridge Blackfalds, Alberta

MLS # A2236246


\$375,000

Division:	Briarwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,012 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Gravel Driveway, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1M
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Chandelier, Closet Organizers, Open Floorplan, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Wet Bar		

Inclusions: FRIDGE, STOVE, DISHWASHER, BLINDS, WASHER, DRYER, GAZEBO, TV WALL MOUNT

FULLY DEVELOPED 3 BEDROOM + DEN, 2 BATH BUNGALOW ~ SUNNY WEST FACING BACKYARD W/GAZEBO ~ SEPARATE BASEMENT ENTRY ~ Mature landscaping in the front yard create eye catching curb appeal ~ Front veranda overlooking the front yard welcomes you ~ Open concept main floor layout complemented by laminate flooring ~ The living room opens to the dining room with plenty of space to host large gatherings ~ The kitchen offers plenty of white cabinets, ample counter space, full tile backsplash, and a granite composite sink with windows above ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, and has a spacious walk in closet with a cheater door to the 4 piece main bathroom ~ Mud room with separate entry is just off the kitchen and has access to the deck and backyard ~ The fully finished basement has a generous size family room, wet bar area with a sink, cabinets and seating area, an oversized bedroom with ample closet space, den that could easily be converted to a bedroom, 4 piece bathroom, laundry and space for storage ~ The backyard offers a large deck with a gazebo, tons of grassy yard space, mature trees and shrubs, and is fully fenced with back alley access ~ Rear parking pad has space for two vehicles w/potential for RV parking ~ Located close to schools, shopping, parks, playgrounds, walking trails, Abbey Centre, newly built Multiplex, and easy access to QEII and Highway 2A.