

**13 Murphy Close  
Blackfalds, Alberta****MLS # A2246315****\$579,900**

|                  |                                                |               |                  |
|------------------|------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Mckay Ranch                                    |               |                  |
| <b>Type:</b>     | Residential/House                              |               |                  |
| <b>Style:</b>    | 2 Storey                                       |               |                  |
| <b>Size:</b>     | 1,890 sq.ft.                                   | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 3                                              | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached                         |               |                  |
| <b>Lot Size:</b> | 0.13 Acre                                      |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Interior Lot |               |                  |

|                    |                                                                                   |                   |     |
|--------------------|-----------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | High Efficiency, Forced Air, Natural Gas                                          | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Vinyl                                                                     | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Unfinished                                                                  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding                                                               | <b>Zoning:</b>    | R1M |
| <b>Foundation:</b> | Poured Concrete                                                                   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Closet Organizers, High Ceilings, Quartz Counters, See Remarks, Walk-In Closet(s) |                   |     |

**Inclusions:** n/a

Welcome to 13 Murphy Close, a 1890 sqft 2-story home built by Manhani Builders in the neighbourhood of McKay Ranch, Blackfalds. Carefully crafted for comfort living, it boasts a desirable location near trails and parks. The spacious layout, and thoughtful design elements create a stylish living experience. Highlights include a walkthrough pantry, 2nd floor laundry, huge bonus living room, upgraded carpeting, vinyl flooring, and large windows that fill the home with natural light. The kitchen features a mix of painted and stained maple cabinets, quartz countertops, and upgraded stainless steel appliance package. The master bedroom offers privacy with a walk-in closet, ensuite and optional access to the laundry. The 24x24 garage accommodates two vehicles comfortably, and the exterior blends vinyl, stone, window trims, and wood grain paneling. Enjoy outdoor spaces with a composite front porch and a 12'x14' treated wood back deck. Additional features include roughed-in garage heater, roughed-in floor heating, and potential for future basement development. A high-efficiency furnace and HRV System which ensures clean air and comfortable temperature throughout the home. Interior is completed and it is ready for possession. Welcome to 13 Murphy Close, where comfortable living meets modern charm.