

## 5446 Vista Trail Blackfalds, Alberta

MLS # A2246893

# \$659,900



<b>Division:</b>	Valley Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,337 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, No Neighbours Behind		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Double Vanity, Elevator, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows		

**Inclusions:** 2 TVs, Mini Fridge, Deep Freezer, Hanging Jewelry Box

Fully Wheelchair Accessible Home with Elevator & Stunning Sunsets. Experience comfort, functionality, and beauty in this rare, fully wheelchair-accessible home, designed for ease of movement and enjoyment on both levels. This thoughtfully designed home offers exceptional accessibility, featuring wide, barrier-free doorways and a step-free entry that ensure smooth transitions throughout. The open-concept layout provides generous turning space, while lever-style door handles and conveniently placed light switches and outlets add to everyday ease. A spacious bathroom allows comfortable maneuverability, and both kitchens are arranged for accessible counters and work areas. Seamless flooring flows from room to room without raised thresholds, creating a safe, comfortable, and stylish living environment for all. From the moment you arrive, the entry welcomes you into a bright, beautiful open-concept main floor where vaulted ceilings and dark laminate floors throughout create the perfect blend of spaciousness and cozy warmth. The large west facing window floods the living area with natural light and treats you to beautiful views. The modern kitchen features stainless steel appliances, a generous island, many cabinets for extra storage, and ample counter space for effortless meal prep. From the dining room, step through the large patio doors onto an expansive deck that overlooks the backyard and stretches your view to the open marshland beyond, where greenery, trees, and wide skies are home to abundant birds and wildlife. Tranquil setting perfect for savoring your morning coffee or taking in stunning sunsets. On cooler evenings, cozy up around the fireplace in the living room. Also, on the main level, you will enjoy 2 large bedrooms and a full bathroom. Access the lower level with ease via the custom-installed elevator or expansive stairway, where you

will find a beautifully designed open concept living space which includes a large entertainment area, a kitchen which is equipped with a mini fridge and microwave. Also, a spacious bedroom and a very large washroom with an oversized custom built shower, which offers extra maneuvering space for ultimate comfort and independence. The bright, open-concept lower level also boasts in-floor heating to keep you toasty warm during winter and a walk-out to the fenced backyard. Here, gardening enthusiasts will appreciate the raised garden beds, as well as the rhubarb, raspberries, and strawberry bushes. Cozy, functional living in a peaceful setting. A thoughtfully crafted property like this is a rare find, perfect for anyone seeking comfort, accessibility, and style.