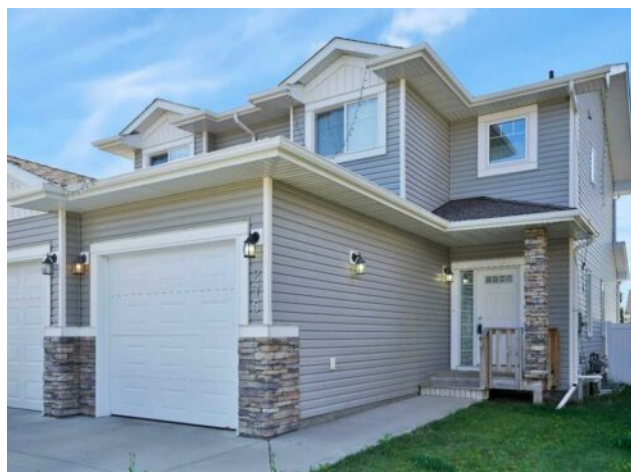


275 Cedar Square  
Blackfalds, Alberta

MLS # A2247708



\$349,900

Division:	Cottonwood Estates		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,294 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Vaulted Ceiling(s)		

**Inclusions:** Fridge, stove, dishwasher, washer and dryer, all window coverings

Crisp curb appeal and thoughtful upgrades make this Blackfalds duplex truly shine! With 1,292 sq ft of well-designed space, this two-storey home offers 3 spacious bedrooms, vaulted ceilings, and a bright, open-concept main floor. The kitchen is both stylish and functional, featuring maple cabinetry, a walk-in pantry, crown mouldings, a large island with extended eating bar, and upgraded appliances (fridge, stove, dishwasher included). The vaulted ceiling continues into the living and dining areas, enhancing the open, airy layout. Upstairs, all three bedrooms are generously sized—including a primary with walk-in closet—and the shared 4-piece bath features upgraded tile flooring. Throughout the home, you'll find elevated touches like rounded drywall corners, upgraded baseboards and casing, faux wood blinds, and smart hardware details. The basement includes a 3-piece rough-in for future development potential! Outside, enjoy a fully fenced yard, a 12' x 12' rear deck with gas line (perfect for BBQs!), and front/rear sod already in place. Energy-conscious features include triple-pane low-E argon windows, R50 attic insulation, and a 95% efficient Lennox furnace. The attached single garage is ready for finishing and adds convenience and storage. Located on a quiet street close to schools, parks, and local amenities—this move-in-ready home blends smart design with long-term value!