

# \$644,900 - 19 Aura Drive, Blackfalds

MLS® #A2201513

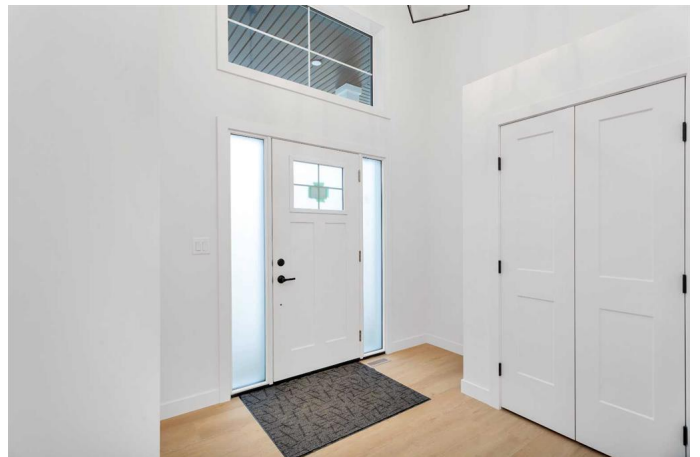
**\$644,900**

5 Bedroom, 3.00 Bathroom, 1,584 sqft  
Residential on 0.12 Acres

Aurora, Blackfalds, Alberta

Welcome home! This brand-new, meticulously designed modified bi-level offers contemporary elegance, perfect for families, entertainers, or anyone seeking a blend of style and functionality. With high-end finishes, thoughtful customizations, and energy-efficient features, this home is a rare gem in today's market. The spacious layout boasts 5 generously sized bedrooms and 3 luxurious bathrooms, providing ample space for growing families or multi-generational living. The heart of the home is the gourmet kitchen, featuring sleek crisp white cabinetry with under cabinet lighting, premium quartz countertops, and top-of-the-line stainless steel appliances, making it perfect for culinary enthusiasts and everyday meals alike. Unwind in the inviting living room, complete with a gas fireplace that creates a warm and welcoming ambiance for chilly evenings. Indulge in spa-like luxury with custom-designed bathrooms, including in-floor heat in the primary bathroom for ultimate comfort, while thoughtfully designed custom closets provide ample storage and organization.

The bright and open main floor maximizes natural light and space, creating a seamless flow between living areas, ideal for entertaining or family living. Step outside to your private back deck, perfect for summer barbecues, morning coffee, or simply soaking in the serene surroundings. The basement is fully developed, and roughed in for in-floor heat, offering the opportunity to customize and



enhance energy efficiency while keeping the lower level cozy year-round. Additionally, the home is roughed in for air conditioning and central vac. As a new build, this home is pristine and ready for you to make it your own, with no renovations or updates needed. It comes with 10 year new home warranty. The attached oversized garage provides ample space for vehicles, storage, or even a workshop, adding convenience and value to this exceptional property. Nestled in a highly desirable neighbourhood, this home offers tranquility, with nearby amenities, schools, and parks enhancing your lifestyle. This stunning home combines modern luxury with practical living, offering custom features and upgrades that elevate everyday life. Whether you're hosting gatherings, working from home, or simply relaxing, this home is designed to meet your every need.

Built in 2024

### **Essential Information**

MLS® #	A2201513
Price	\$644,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,584
Acres	0.12
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	19 Aura Drive
Subdivision	Aurora
City	Blackfalds

County	Lacombe County
Province	Alberta
Postal Code	T4M 0N3

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 21st, 2025
Days on Market	16
Zoning	R-1M

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.