

\$559,900 - 18 Churchill Place, Blackfalds

MLS® #A2206710

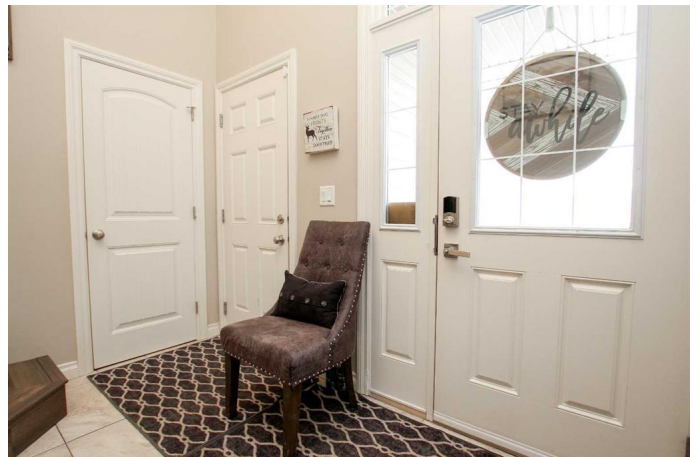
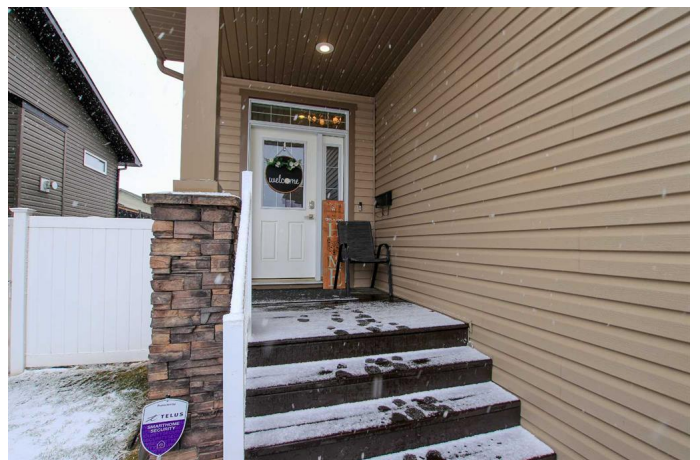
\$559,900

5 Bedroom, 3.00 Bathroom, 1,523 sqft
Residential on 0.14 Acres

Cottonwood Estates, Blackfalds, Alberta

FULLY DEVELOPED 5 BDRM, 3 BATH
MODIFIED BI-LEVEL LOCATED IN A
CUL-DE-SAC ~ HEATED TRIPLE ATTACHED
GARAGE ~ SOUTH FACNG BACKYARD ~
LOADED WITH UPGRADES THROUGHOUT

~ Covered front entry welcomes you and leads to a tiled foyer with vaulted ceilings with a chandelier ~ Fanned staircase leads to the open concept main floor ~ The kitchen offers plenty of raised maple cabinets (with pots and pan drawer, crown mouldings), full tile backsplash, ample counter space including an island with eating bar, and a spacious corner pantry ~ Easily host large gatherings in the dining room that features a box vaulted ceiling, large south facing picture window and garden door access to the deck and backyard ~ The living room features more large south facing windows offering natural light, coffered ceilings with recessed lighting and a cozy fireplace with a tile surround and mantle ~ 2 generous size main floor bedrooms are separated by a 4 piece bathroom ~ The private master oasis is located on its own level and features cathedral vaulted ceilings with beams, can easily accommodate a king bed plus multiple pieces of furniture, large window with remote control blinds, spacious walk in closet with built in shelving and 4 piece ensuite with an oversized vanity, separate walk in shower and soaker tub ~ The fully finished basement has over 9' ceilings and has in-floor heat ~ The family room is a generous size, has a bar with built in cabinets and a bookshelf/hidden door with



secured access to a storage space ~ Two large bedrooms (one with a walk in closet) ~ 5 piece bathroom has an oversized vanity with dual sinks ~ Laundry and ample storage space ~ The triple attached garage has a gas heater, is insulated, finished with painted drywall and man door to the backyard/fenced in dog run ~ The sunny south facing backyard is fully fenced (vinyl), has an RV gate access to the alley, is landscaped with well established trees and still has plenty of yard space ~ Other great features include; Central air conditioning, central vacuum roughed in ~ Located in a cul-de-sac, walking distance to schools, parks, walking trails, with tons of shopping and restaurants close by ~ Pride of ownership is evident!

Built in 2013

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2206710 |
| Price | \$559,900 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,523 |
| Acres | 0.14 |
| Year Built | 2013 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Modified Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 18 Churchill Place |
| Subdivision | Cottonwood Estates |
| City | Blackfalds |
| County | Lacombe County |
| Province | Alberta |

Postal Code T4M 0B6

Amenities

Utilities Electricity Connected, Natural Gas Connected

Parking Spaces 6

Parking Alley Access, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, RV Access/Parking, See Remarks, Triple Garage Attached, Concrete Driveway

of Garages 3

Interior

Interior Features Bar, Bathroom Rough-in, Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Tray Ceiling(s)

Appliances Dishwasher, Garage Control(s), Microwave, Refrigerator, See Remarks, Stove(s)

Heating In Floor, Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room, See Remarks, Mantle

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Private Entrance, Private Yard, Storage

Lot Description Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, See Remarks, Standard Shaped Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 28th, 2025

Days on Market 7

Zoning R-1L

Listing Details

Listing Office

Lime Green Realty Inc.

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