

\$569,900 - 1 Aztec Street, Blackfalds

MLS® #A2076874

\$569,900

3 Bedroom, 2.00 Bathroom, 1,730 sqft

Residential on 0.16 Acres

Aurora, Blackfalds, Alberta

3 BDRM, 2 BATH CUSTOM BUILT MODIFIED BI-LEVEL ~ OVER 1700 SQ. FT. ABOVE GRADE ~ HEATED 24' x 24' GARAGE ~ LARGE CORNER LOT ~ SUNNY SOUTHEAST FACING BACKYARD ~ LOADED WITH UPGRADES ~ Dark siding complemented by composite wood siding and stone accents creates eye catching curb appeal ~ A few of the many upgrades in this well built home include; ICF foundation, LP exterior, R28 insulation, high quality REHAU exterior doors imported from Germany, oak railings throughout, 6ft bath tub, built in's throughout ~ The covered front entry welcomes you and leads to a large foyer with built in cabinets, a large coat closet and high ceilings ~ Open concept main floor layout, high ceilings and large windows offer a feeling of spaciousness ~ The stunning kitchen offers an abundance of custom built of two toned hickory cabinetry loaded with pots and pan drawers, full tile backsplash, tons of quartz countertops including a raised eating bar, upgraded stainless steel appliances (including a gas range), designer lighting and a large pantry ~ Easily host a large family gathering in the dining room that features a large window overlooking the deck and backyard ~ The living room features coffered ceilings and is centred by a custom built fireplace with an accent wall and built in shelving ~ Garden door access between the living and dining space leads to the partially covered deck and sunny south west facing backyard ~ 2 main floor



bedrooms can both easily accommodate a king bed plus multiple pieces of furniture ~ 4 piece main bath offers an oversized vanity with stone countertops and a tub/shower with a tile surround ~ The private primary bedroom is located on it's own level, can easily accommodate a king bed and furniture, has large windows, a huge walk in closet with built in shelving and a spa like ensuite with dual sinks (stone countertops), a separate shower and a 6' soaker tub with tile surrounds ~ The basement offers high ceilings, roughed in-floor heating, large above grade windows and space for two bedrooms, a bathroom and a family room with plumbing for a wet bar ~ The huge backyard gets tons of sun, is fully fenced with back alley access, has a rock fire pit area and tons of yard space (including a large side yard ~ The fence continues to the front yard creating a buffer and offering privacy ~ 24' x 24' double attached garage is insulated, finished with painted drywall, has a window for natural light and a frosted glass door leading to the front entry ~ Located close to multiple parks, playgrounds, walking trails and shopping with easy access to schools and all other amenities ~ Pride of ownership is evident in this well cared for original owner home!

Built in 2022

Essential Information

MLS® #	A2076874
Price	\$569,900
Sold Price	\$550,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,730
Acres	0.16
Year Built	2022

Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Sold

Community Information

Address	1 Aztec Street
Subdivision	Aurora
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0M7

Amenities

Parking Spaces	4
Parking	Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Off Street

Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Range, Microwave, Refrigerator, Washer/Dryer
Heating	In Floor Roughed-In, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Mantle, See Remarks
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Fire Pit, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Level
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Vinyl Siding
Foundation	ICF Block

Additional Information

Date Listed	August 29th, 2023
Date Sold	December 23rd, 2023
Days on Market	116
Zoning	R1M
HOA Fees	0.00

Listing Details

Listing Office	Lime Green Realty Inc.
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