

\$850,000 - 45 Ash Close, Blackfalds

MLS® #A2083091

\$850,000

4 Bedroom, 4.00 Bathroom, 3,163 sqft

Residential on 0.18 Acres

Aspen Lake, Blackfalds, Alberta

Welcome to this INCREDIBLY built 3163sq ft custom home. Located at the end of a quiet close, you also are backing onto walking trails, a green space and a pond! Driving up you will notice the beautiful curb appeal and the triple driveway that gives enough room for RV parking. Enjoy your heated triple car garage that has more than 870 sqft of space to properly organize your toys and tools. Inside you will be amazed with the open entertaining spaces, the real hardwood flooring, the custom 10' ceilings, and all of the windows that have a perfect view of the green space behind the property. The kitchen is impressive with its quartz countertops, high-end appliances, and cabinets that extend to the ceiling. The door off the kitchen leads to a 500+ sqft deck with glass railings to enhance the view. Head up your extra wide staircase (4'6 wide) to your spacious master bedroom, walk-in closet, and massive ensuite. The ensuite has a free-standing tub, a large tile shower with jets, and two separate vanities separated by custom cabinetry that extends to the roof. There are 2 more bedrooms upstairs, a 4-piece bathroom with quartz countertops, and a large 337sqft bonus room-- the ideal space for the kids and their friends! The walkout basement has in-floor heat, a full wet bar with a sit-up quartz counter, accompanied with a dishwasher and bar fridge. The additional basement bedroom and the open spaces will allow you to host those large gatherings that you've always dreamed of. Step outside to



your fully landscaped backyard equipped with outdoor speakers, a hot tub (yup, it stays) a stone patio with a retaining wall and a waterfall feature up the side of the yard. Come see all this home has to offer!

Built in 2014

Essential Information

MLS® #	A2083091
Price	\$850,000
Sold Price	\$825,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,163
Acres	0.18
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	45 Ash Close
Subdivision	Aspen Lake
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0M 0J0

Amenities

Parking Spaces	5
Parking	Triple Garage Attached

Interior

Interior Features	Bar, Granite Counters, High Ceilings, Kitchen Island, Pantry, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
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Appliances	Bar Fridge, Built-In Refrigerator, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Rain Gutters, Storage
Lot Description	Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Yard
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Concrete, Shingle Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 23rd, 2023
Date Sold	December 14th, 2023
Days on Market	81
Zoning	R1L
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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