

\$459,900 - 45 Cyprus Road, Blackfalds

MLS® #A2096636

\$459,900

5 Bedroom, 3.00 Bathroom, 1,296 sqft

Residential on 0.14 Acres

Cottonwood Estates, Blackfalds, Alberta

ORIGINAL OWNER HOME ~ FULLY DEVELOPED 5 BED (3 up, 2 down), 3 BATH BI-LEVEL IN COTTONWOOD ESTATES ~ DOUBLE ATTACHED GARAGE + RV PARKING ~ A sun filled foyer with ceilings that open to the upper level welcomes you ~ Vaulted ceilings complemented by hardwood flooring offers a feeling of spaciousness ~ The living room features large south facing bay windows offering tons of natural light ~ The stunning kitchen offers an abundance of dark stained cabinetry, ample counter space including an island with a raised eating bar and pendant lights above, full tile backsplash and opens to the dining space with garden door access to the covered deck and backyard ~ Hardwood flooring continues to the primary bedroom that can easily accommodate a king bed plus multiple pieces of large furniture, has a walk in closet and a 3 piece ensuite ~ 2 additional main floor bedrooms are both a generous size and have hardwood flooring ~ 4 piece main bath has a linen closet with more closets throughout the main level (no unusable space here!)- The fully finished basement has high ceilings that allow for large above grade windows plus roughed in under floor heat ~ The massive family room has space for a seating area plus a games area or home gym with a wet bar ~ Two teenager sized bedrooms (one with walk in closet) can easily accommodate king size beds and multiple pieces of furniture ~ 4 piece bathroom just off the bedrooms and next to the utility with



laundry ~ Double attached garage is insulated and has a man door to the side yard (gravel makes this an excellent dog run) ~ The fully fenced backyard is landscaped with mature trees, shrubs and perennials, has a storage shed plus enclosed storage below the deck and access to the rear parking (tons of room for an RV or toys) and back alley ~ Located in Cottonwood Estates, close to schools, parks, playgrounds, walking trails and tons of shopping with easy access to all other amenities!

Built in 2008

Essential Information

MLS® #	A2096636
Price	\$459,900
Sold Price	\$447,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,296
Acres	0.14
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	45 Cyprus Road
Subdivision	Cottonwood Estates
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0C5

Amenities

Utilities	Electricity Connected, Natural Gas Connected
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Parking Spaces	6
Parking	Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated, RV Access/Parking, See Remarks

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer, Window Coverings
Heating	In Floor Roughed-In, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run, Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Level, Street Lighting, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	December 5th, 2023
Date Sold	March 5th, 2024
Days on Market	91
Zoning	R1L
HOA Fees	0.00

Listing Details

Listing Office	Lime Green Realty Inc.
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