

\$464,900 - 45 Churchill Place, Blackfalds

MLS® #A2136527

\$464,900

4 Bedroom, 3.00 Bathroom, 1,323 sqft

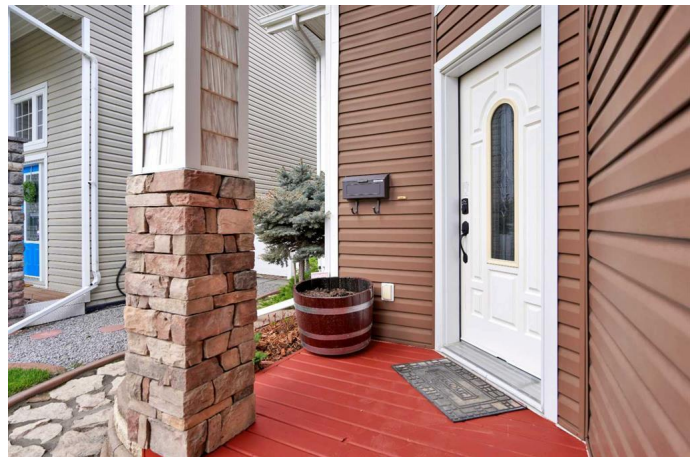
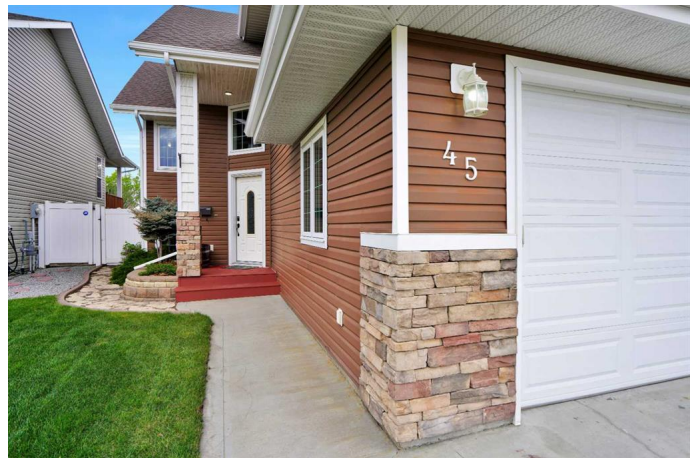
Residential on 0.12 Acres

Cottonwood Estates, Blackfalds, Alberta

Welcome to 45 Churchill, where elegance meets modern comfort in this stunning 4-bedroom, 3-bathroom residence. Built in 2004 and situated in a highly desirable neighborhood, this home offers an array of features designed to delight any homeowner. As you approach the property, you'll be captivated by the professionally landscaped grounds, complete with a charming fire pit, mature trees, and beautiful hedging. This investment in landscaping creates a serene and picturesque outdoor retreat. The finished, heated garage with a side door and 220 power outlet adds both convenience and functionality for any car enthusiast or handyman.

Step inside to find a freshly painted home with a layout designed for both comfort and style. The gourmet kitchen is a highlight, featuring cherry cabinets, sleek laminate countertops, and modern black appliances, including an over-the-range microwave, oven, dishwasher, and fridge. This space is perfect for both everyday meals and entertaining guests. The spacious living areas are filled with natural light and enhanced by stylish potlights, ensuring a warm and inviting atmosphere. The luxurious master suite offers a private oasis with a large ensuite bathroom and a generous closet.

The lower level, finished with vinyl plank flooring, provides additional living space with a bedroom, bathroom and a large family room, ideal for guests or a growing family. The mechanical room includes a washer and dryer,



and the in-floor heating system ensures year-round comfort, controlled by a state-of-the-art zone controller. The backyard of 45 Churchill is a true highlight. It features a beautifully designed patio area, perfect for outdoor gatherings and relaxation. The circular fire pit area is surrounded by comfortable seating, making it an ideal spot for evening conversations and enjoying cool nights. The lush green lawn and mature landscaping provide a tranquil setting, while the stone pathways add charm and ease of movement throughout the yard. This outdoor space is not only functional but also aesthetically pleasing, offering a perfect blend of beauty and practicality.

Built in 2011

Essential Information

MLS® #	A2136527
Price	\$464,900
Sold Price	\$457,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,323
Acres	0.12
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Sold

Community Information

Address	45 Churchill Place
Subdivision	Cottonwood Estates
City	Blackfalds
County	Lacombe County
Province	Alberta

Postal Code T0M 0J0

Amenities

Parking Spaces 4

Parking Double Garage Attached, Garage Door Opener, Heated Garage

Interior

Interior Features Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Data

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer

Heating In Floor, Forced Air

Cooling None

Fireplaces Basement

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Fire Pit, Private Yard

Lot Description Back Yard, Front Yard, Lawn, Low Maintenance Landscape, No Neighbours Behind, Landscaped, Other, Paved, See Remarks, Treed

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 30th, 2024

Date Sold August 22nd, 2024

Days on Market 84

Zoning R1M

HOA Fees 0.00

Listing Details

Listing Office Real Broker

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