

\$475,000 - 47 Morris Court, Blackfalds

MLS® #A2139138

\$475,000

4 Bedroom, 3.00 Bathroom, 1,328 sqft

Residential on 0.13 Acres

Mckay Ranch, Blackfalds, Alberta

4 BEDROOM, 3 BATH MODIFIED BI-LEVEL ~ WALKOUT BASEMENT WITH A SEPARATE ENTRANCE & 2nd KITCHEN ~ ENERGY EFFICIENT ICF FOUNDATION ~ Covered front entry welcomes you and leads to a foyer with raised ceilings that open to the main level ~ Open concept main floor layout complemented by high ceilings offers a feeling of spaciousness ~ The living room is flooded with natural light from large windows ~ The kitchen offers an abundance of dark stained maple cabinets with pots and pan drawers, full tile backsplash, wall pantry, ample counter space including an island with a granite composite sink, eating bar and pendant lights above plus garden door access to the large deck that overlooks the backyard ~ Easily host a large gathering in the dining room with more large windows offering natural light ~ laundry is conveniently located on the main floor in it's own room and has built in shelving for storage ~ 2 bedrooms (one with a walk in closet) are just off the 4 piece main bathroom ~ Open staircase overlooks the main floor and leads to the private primary bedroom with large windows, a huge walk in closet and 4 piece ensuite with built in shelving ~ The basement is mostly finished, has large above grade windows, high ceilings and roughed in under floor heat ~ A large family room opens to an eat in kitchen with loads of cabinets, ample counter space, hexagon tile backsplash and white appliances ~ 4th bedroom is a generous size, a large bathroom, and a generous size



storage room complete the lower level ~
French door off the family room leads to a
covered concrete patio and the backyard ~
Other great features include; wired for sound
with smart speakers throughout, new smart
washer and dryer, central air, recently painted
~ Double attached garage is insulated and
finished with drywall ~ The backyard is
landscaped, has a garden shed, and is fully
fenced with back alley access ~ Green space
just behind the home with easy access to
walking trails, close to schools, multiple parks,
playgrounds and shopping

Built in 2015

Essential Information

MLS® #	A2139138
Price	\$475,000
Sold Price	\$465,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,328
Acres	0.13
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Sold

Community Information

Address	47 Morris Court
Subdivision	Mckay Ranch
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0B3

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	4
Parking	Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached, Insulated, Off Street

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer
Heating	In Floor Roughed-In, Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Partially Finished, Suite, Walk-Out

Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	ICF Block

Additional Information

Date Listed	June 6th, 2024
Date Sold	June 29th, 2024
Days on Market	23
Zoning	R1M
HOA Fees	0.00

Listing Details

Listing Office	Lime Green Realty Inc.
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.