

\$474,900 - 37 Churchill Place, Blackfalds

MLS® #A2162056

\$474,900

4 Bedroom, 3.00 Bathroom, 1,237 sqft

Residential on 0.13 Acres

Cottonwood Estates, Blackfalds, Alberta

This beautifully maintained home with custom curbing and landscaping connected to a walking trail catches the eye. The large tiled entrance welcomes you inside and you are drawn upstairs by the generous vaulted ceilings. This Falcon built home is a popular design with its two bedrooms and four piece bathroom on the main level and an open entertaining space between kitchen, dining and living area. The kitchen space is enhanced with dark stained cabinets, stainless steel appliances, corner pantry plus black granite sink. The garden door leads to an oversized, recently refinished deck overlooking the expansive back yard and flower garden. Under the deck you'll find enclosed storage allowing you to keep everything neat and tidy. Back inside and up the stairs over the garage you'll find the primary bedroom including a walk in closet and three piece ensuite. Follow down to the completed basement which offers a large family room and one or two additional bedrooms plus a four piece bath. The fifth bedroom is a massive blank canvas featuring french doors and is currently used as a home gym but flooring and wardrobe would quickly convert it to a bedroom if needed. Plenty of storage space under the stairs. A/C was added in the home in 2023 for those warm summer days and in floor heat is roughed in. Hot water tank was replaced recently and there are custom blinds throughout the top floors. This family home is a short walk to Iron Ridge Intermediate and St. Gregory the Great



schools.

Built in 2012

Essential Information

MLS® #	A2162056
Price	\$474,900
Sold Price	\$474,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,237
Acres	0.13
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Sold

Community Information

Address	37 Churchill Place
Subdivision	Cottonwood Estates
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0B6

Amenities

Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), French Door, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Oven, Range, Refrigerator, Washer/Dryer, Window Coverings
Heating	High Efficiency, Natural Gas
Cooling	Central Air

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Storage
Lot Description	Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2024
Date Sold	September 7th, 2024
Days on Market	3
Zoning	R1M
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Network Realty Corp.
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