

\$619,000 - 89 Arrowwood Close, Blackfalds

MLS® #A2164823

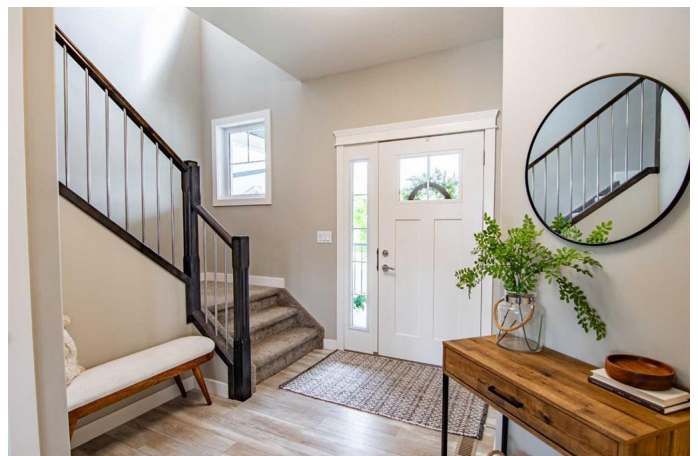
\$619,000

4 Bedroom, 4.00 Bathroom, 1,752 sqft

Residential on 0.15 Acres

Aspen Lake, Blackfalds, Alberta

Welcome to this impeccably designed 4-bedroom, 3.5-bathroom residence, ideally situated in a quiet close steps away from a green space and the Trans-Canada trail system in this family-friendly community in Blackfalds. This home offers a seamless blend of functionality and elegance, starting with a generous front entryway and a convenient mudroom adjoining the triple attached garage. A well-placed 2-piece bathroom is also located on the main floor. Upon entering, you'll be greeted by a stunning kitchen featuring quartz countertops, stainless steel appliances, and a substantial island, perfect for both cooking and entertaining. The open-concept design continues with a dining area and a charming family room with a gas fireplace that overlooks the expansive back deck and beautifully landscaped backyard—an ideal setting for summer gatherings. The upper level is thoughtfully designed with a primary bedroom suite complete with a luxurious ensuite and walk-in closet. Additionally, you'll find two more bedrooms, a main 4-piece bathroom, and a dedicated laundry room equipped with counter space and shelving. The bonus room on this level is perfect for family activities and relaxation. The lower level offers another family room, a fourth bedroom, and another elegantly appointed 4-piece bathroom. Noteworthy features of this home include raised ceilings in the third bay of the garage, an overhead door leading to the backyard, a built-in shed with ample storage and power, a



wood shed, in-floor heat on the mainfloor and basement, gas hookups for stove and BBQ, plumbing and electrical rough in for a basement wetbar, electrical hookups for a hot tub and so much more. Experience the exceptional comfort and functionality of this remarkable property at 89 Arrowwood. Schedule your visit today to discover all that this exquisite home has to offer.

Built in 2017

Essential Information

MLS® #	A2164823
Price	\$619,000
Sold Price	\$615,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,752
Acres	0.15
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	89 Arrowwood Close
Subdivision	Aspen Lake
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0H9

Amenities

Parking Spaces	6
Parking	Triple Garage Attached

Interior

Interior Features	Kitchen Island, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Few Trees, Front Yard, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2024
Date Sold	September 20th, 2024
Days on Market	9
Zoning	R1L
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Maximum
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