

\$559,900 - 18 Churchill Place, Blackfalds

MLS® #A2206710

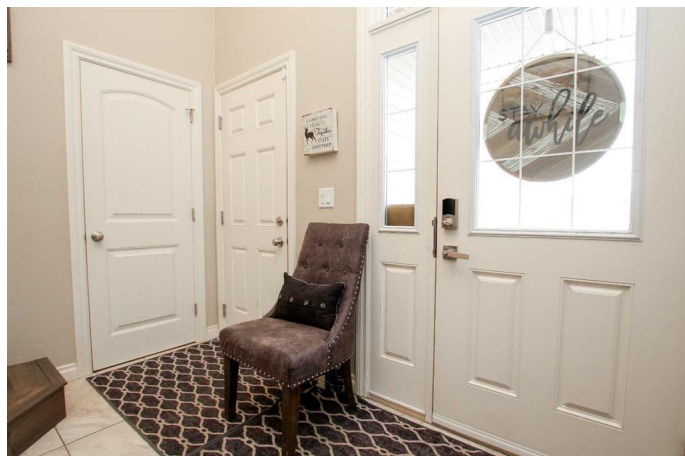
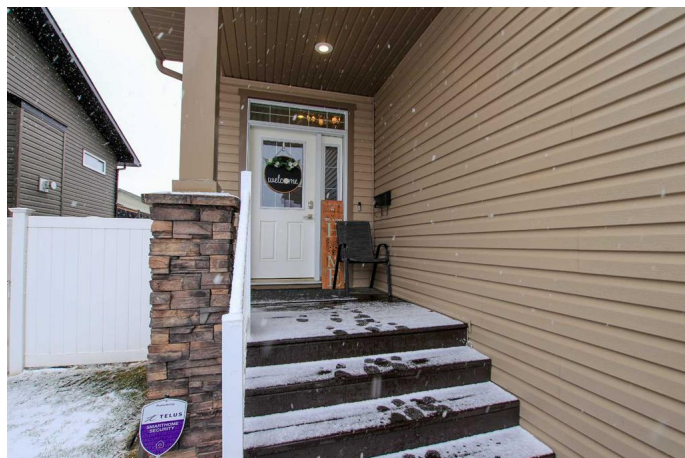
\$559,900

5 Bedroom, 3.00 Bathroom, 1,523 sqft

Residential on 0.14 Acres

Cottonwood Estates, Blackfalds, Alberta

FULLY DEVELOPED 5 BDRM, 3 BATH
MODIFIED BI-LEVEL LOCATED IN A
CUL-DE-SAC ~ HEATED TRIPLE ATTACHED
GARAGE ~ SOUTH FACNG BACKYARD ~
LOADED WITH UPGRADES THROUGHOUT
~ Covered front entry welcomes you and leads
to a tiled foyer with vaulted ceilings with a
chandelier ~ Fanned staircase leads to the
open concept main floor ~ The kitchen offers
plenty of raised maple cabinets (with pots and
pan drawer, crown mouldings), full tile
backsplash, ample counter space including an
island with eating bar, and a spacious corner
pantry ~ Easily host large gatherings in the
dining room that features a box vaulted ceiling,
large south facing picture window and garden
door access to the deck and backyard ~ The
living room features more large south facing
windows offering natural light, coffered ceilings
with recessed lighting and a cozy fireplace with
a tile surround and mantle ~ 2 generous size
main floor bedrooms are separated by a 4
piece bathroom ~ The private master oasis is
located on its own level and features cathedral
vaulted ceilings with beams, can easily
accommodate a king bed plus multiple pieces
of furniture, large window with remote control
blinds, spacious walk in closet with built in
shelving and 4 piece ensuite with an oversized
vanity, separate walk in shower and soaker tub
~ The fully finished basement has over 9'
ceilings and has in-floor heat ~ The family
room is a generous size, has a bar with built in
cabinets and a bookshelf/hidden door with



secured access to a storage space ~ Two large bedrooms (one with a walk in closet) ~ 5 piece bathroom has an oversized vanity with dual sinks ~ Laundry and ample storage space ~ The triple attached garage has a gas heater, is insulated, finished with painted drywall and man door to the backyard/fenced in dog run ~ The sunny south facing backyard is fully fenced (vinyl), has an RV gate access to the alley, is landscaped with well established trees and still has plenty of yard space ~ Other great features include; Central air conditioning, central vacuum roughed in ~ Located in a cul-de-sac, walking distance to schools, parks, walking trails, with tons of shopping and restaurants close by ~ Pride of ownership is evident!

Built in 2013

Essential Information

MLS® #	A2206710
Price	\$559,900
Sold Price	\$545,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,523
Acres	0.14
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Sold

Community Information

Address	18 Churchill Place
Subdivision	Cottonwood Estates
City	Blackfalds
County	Lacombe County

Province	Alberta
Postal Code	T4M 0B6

Amenities

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

Interior

Interior Features	Bar, Bathroom Rough-in, Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Beamed Ceilings, Tray Ceiling(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, See Remarks, Stove(s)
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, See Remarks
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, See Remarks, Cul-De-Sac, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 28th, 2025
Date Sold	April 12th, 2025
Days on Market	15
Zoning	R-1L
HOA Fees	0.00

Listing Details

Listing Office Lime Green Realty Inc.

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