

# \$475,000 - 100 Churchill Place, Blackfalds

MLS® #A2233310

**\$475,000**

3 Bedroom, 3.00 Bathroom, 1,717 sqft

Residential on 0.12 Acres

Cottonwood Estates, Blackfalds, Alberta

IMMEDIATE POSSESSION AVAILABLE ~ 3 BEDROOM, 3 BATH 2-STOREY WITH OVER 1700 SQ. FT. ABOVE GRADE ~ SOUTH FACING BACKYARD W/RV GATE ~ Covered front entry welcomes you and leads to a large tile foyer ~ Open concept main floor layout complemented by high ceilings ~ The living room has a cozy gas fireplace with a tile surround and wood panel feature wall, and a large south facing window that overlooks the deck and backyard ~ The kitchen offers a functional layout with plenty of white cabinets, full tile backsplash, ample counter space including a large island with an eating bar, stainless steel appliances and a large walk in pantry with floor to ceiling shelving ~ Easily host large gatherings in the spacious dining room featuring vaulted ceilings, large south facing windows ~ French garden doors lead to the 16' x 10' deck with aluminum railings and a BBQ gas line ~ Mud room just off the kitchen has a huge walk through closet that connects to the main foyer, a 2 piece bathroom and convenient access to the attached garage ~ The primary bedroom has vaulted ceilings, wall sconce lighting, a large walk in closet and can easily accommodate a king bed and multiple pieces of large furniture ~ 5 piece spa like ensuite has dual sinks, a separate soaker tub and a walk in tile shower with a glass door ~ 2 additional bedrooms are both a generous size with ample closet, and are separated by a 4 piece bathroom ~ Upper level laundry is located in it's own room, has a floor drain and



built in cabinets ~ The basement has bathroom plumbing roughed in and awaits your future development ~ Other great features include; central air conditioning, in floor heating roughed in ~ 24' L x 23' W double attached garage is insulated and finished with drywall ~ South facing backyard is landscaped, has a garden shed, fire pit and is fully fenced with an RV gate and back alley access ~ Located walking distance to schools, parks, playgrounds, walking trails, and a commercial shopping corridor with all amenities ~ Immediate possession available!

Built in 2012

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2233310    |
| Price          | \$475,000   |
| Sold Price     | \$472,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,717       |
| Acres          | 0.12        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 100 Churchill Place |
| Subdivision | Cottonwood Estates  |
| City        | Blackfalds          |
| County      | Lacombe County      |
| Province    | Alberta             |
| Postal Code | T4M 0B7             |

## Amenities

|                |                                                                                                                                |
|----------------|--------------------------------------------------------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected                                                                                   |
| Parking Spaces | 4                                                                                                                              |
| Parking        | Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated |

## Interior

|                   |                                                                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Breakfast Bar, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer                                                                                                                           |
| Heating           | Forced Air, Natural Gas, In Floor Roughed-In                                                                                                                                                                          |
| Cooling           | Central Air                                                                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                                                                                                                     |
| Fireplaces        | Gas, Living Room, Tile, See Remarks                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                                                                                                                      |

## Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard, Storage    |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped |
| Roof              | Asphalt Shingle                                          |
| Construction      | Vinyl Siding, Wood Frame                                 |
| Foundation        | Poured Concrete                                          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Date Sold      | June 30th, 2025 |
| Days on Market | 10              |
| Zoning         | R1M             |
| HOA Fees       | 0.00            |

## Listing Details

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

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