

# \$399,900 - 137 Briarwood Crescent, Blackfalds

MLS® #A2234055

**\$399,900**

4 Bedroom, 3.00 Bathroom, 1,096 sqft

Residential on 0.12 Acres

Briarwood, Blackfalds, Alberta

Welcome to this well maintained 4-bedroom, 3-bathroom home, ideally situated in a quiet crescent in the town of Blackfalds. This prime location offers the perfect blend of tranquility and convenience—just around the corner from a community park and only minutes away from the Abbey Centre, one of the area's top recreational facilities in Central Alberta. Step inside to discover a bright and open main floor featuring vaulted ceilings and an abundance of natural light. Welcome to this well maintained 4-bedroom, 3-bathroom home, ideally situated in a quiet crescent in the town of Blackfalds. This prime location offers the perfect blend of tranquility and convenience—just around the corner from a community park and only minutes away from the Abbey Centre, one of the area's top recreational facilities in Central Alberta. Step inside to discover a bright and open main floor featuring vaulted ceilings and an abundance of natural light. All interior walls have been insulated, offering enhanced soundproofing and energy efficiency—perfect for a quieter, more comfortable living environment. The spacious eat-in kitchen is perfect for both everyday living and entertaining, complete with a large dining area, centre island for added prep space, corner pantry for extra storage, and newer stainless steel appliances. The master bedroom easily accommodates a king-size bed and includes a private ensuite. Central air conditioning ensures comfort year-round, while the finished basement offers a large rec room—ideal for



movie nights or family gatherings. The basement is also roughed in for in-floor heating, providing the option for cozy radiant warmth in the future. Enjoy outdoor living on the impressive two-tiered deck, featuring a screened-in section with an overhang, perfect for relaxing in any weather. The detached spacious eat-in kitchen is perfect for both everyday living and entertaining, complete with a large dining area, centre island for added prep space, corner pantry for extra storage, and newer stainless steel appliances. The master bedroom easily accommodates a king-size bed and includes a private ensuite. Central air conditioning ensures comfort year-round, while the finished basement offers a large rec room—ideal for movie nights or family gatherings. The basement is also roughed in for in-floor heating, providing the option for cozy radiant warmth in the future. Enjoy outdoor living on the impressive two-tiered deck, featuring a screened-in section with an overhang, perfect for relaxing in any weather. The detached 24' x 26' garage is a standout feature—fully insulated, heated, wired for surround sound, and equipped with two 9-foot doors to fit larger vehicles. It even includes a floor drain for added functionality. The home is completed with an underground sprinkler system to keep the yard lush and green all summer long. Don't miss your chance to own this fantastic home that checks all the boxes for comfort, convenience, and value in a great family-friendly neighbourhood!

Built in 2001

**Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | A2234055  |
| Price      | \$399,900 |
| Sold Price | \$415,000 |
| Bedrooms   | 4         |

|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,096       |
| Acres          | 0.12        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Sold        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 137 Briarwood Crescent |
| Subdivision | Briarwood              |
| City        | Blackfalds             |
| County      | Lacombe County         |
| Province    | Alberta                |
| Postal Code | T0C 0J0                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Laminate Counters, Storage, Vinyl Windows                        |
| Appliances        | Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                       |
| Cooling           | Central Air                                                                      |
| Has Basement      | Yes                                                                              |
| Basement          | Finished, Full                                                                   |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Playground, Storage                |
| Lot Description   | Back Lane, Back Yard               |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Date Sold      | July 9th, 2025  |
| Days on Market | 12              |
| Zoning         | R-1M            |
| HOA Fees       | 0.00            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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