

13 Murphy Close Blackfalds, Alberta

MLS # A2246315



\$569,900

| | | | |
|------------------|--|---------------|------------------|
| Division: | Mckay Ranch | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,890 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Interior Lot | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | High Efficiency, Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding | Zoning: | R1M |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Closet Organizers, High Ceilings, Quartz Counters, See Remarks, Walk-In Closet(s) | | |

Inclusions: n/a

Welcome to 13 Murphy Close, a 1,890 sqft two-storey home built by Manhani Builders, a 5-Star Central Alberta home builder. This home is located in the neighbourhood of McKay Ranch, Blackfalds. Carefully crafted for comfortable living, it boasts a desirable location near trails and parks. The spacious layout and thoughtful design elements create a stylish living experience. Highlights include a walkthrough pantry, second-floor laundry, a large bonus living room, upgraded carpeting, vinyl flooring, and large windows that fill the home with natural light. The kitchen features a mix of painted and stained maple cabinets, quartz countertops, and an upgraded stainless steel appliance package. The primary bedroom offers privacy with a walk-in closet, ensuite, and optional access to the laundry room. The 24x24 garage accommodates two vehicles comfortably, and the exterior blends vinyl, stone, window trims, and wood-grain paneling. Enjoy outdoor spaces with a composite front porch and a 12'x14' treated wood back deck. Additional features include a roughed-in garage heater, roughed-in in-floor heating, and potential for future basement development. A high-efficiency furnace and HRV system ensure clean air and a comfortable temperature throughout the home. Available for quick possession. This home is protected with a certified 10-year Progressive Home Warranty. Welcome to 13 Murphy Close, where comfortable living meets modern charm. (30946450)