

### 54 Vista Close Blackfalds, Alberta

MLS # A2261112



## \$599,900

<b>Division:</b>	Valley Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,557 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Cul-De-Sac		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

A brand new Larkaun Homes two storey with a front attached triple car garage and a walk-out basement! The curb appeal is accented by the composite-covered front veranda. The front entryway greets you with luxury vinyl plank flooring that spans the entire main floor. Two-toned ceiling height kitchen cabinets are complemented by full tile subway backsplash, quartz countertops, crown moldings, pot/pan drawers and an eating bar island. The dining room has patio doors out to the upper level deck that has a view to the west. The living room is flooded with natural light through the large picture window. You'll appreciate the large back entry way that leads to the triple car garage that boasts 2 floor drains and rough in gas for a future heater. Follow the wrought iron railings up to the second floor. The primary bedroom has a walk-in closet & a 3-piece ensuite with a raised vanity, drawers & a window. There are 2 more bedrooms & a 4-piece bathroom that has a jack & jill divider pocket door for functionality. You'll appreciate the convenience of the upper-floor laundry room. The walk-out basement is ready for your development with rough in underfloor heat and patio doors out to a 10x23 concrete pad and fenced yard. The home includes front sod.