



**30 Palmer Circle  
Blackfalds, Alberta**

**MLS # A2273810**



**\$660,000**

**Division:** Panorama Estates

**Type:** Residential/House

**Style:** 2 Storey

**Size:** 1,688 sq.ft. **Age:** 2024 (2 yrs old)

**Beds:** 4 **Baths:** 3 full / 1 half

**Garage:** Double Garage Attached

**Lot Size:** 0.09 Acre

**Lot Feat:** Back Yard, City Lot, Front Yard, Landscaped, Pie Shaped Lot, Street Lighting

|                               |   |                   |     |
|-------------------------------|---|-------------------|-----|
| <b>Heating:</b>               | Forced Air, Natural Gas   | <b>Water:</b>     | -   |
| <b>Floors:</b>                | Carpet, Vinyl Plank   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>                  | Asphalt Shingle   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>              | Full  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>              | Concrete  | <b>Zoning:</b>    | R1M |
| <b>Foundation:</b>            | Poured Concrete   | <b>Utilities:</b> | -   |
| <b>Features:</b><br>Closet(s) | Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water, Vinyl Windows, Walk-In |                   |     |
| <b>Inclusions:</b>            | N/A   |                   |     |

Welcome to 30 Palmer Close, an immaculate, nearly new home crafted with elevated finishes and thoughtful upgrades throughout. The main floor showcases a stunning chef-inspired kitchen complete with quartz countertops, cabinetry to the ceiling, a gas range, and tile carried to the ceiling for a polished, designer look. The living room centers around a beautiful, cultured stone gas fireplace, creating an inviting atmosphere for both everyday living and upscale entertaining. Upstairs, a bright bonus room offers flexible living space, while the luxury primary suite features a generous walk-in closet and a custom ensuite with a fully tiled shower, rain head, and frameless glass door, a true retreat. This home is equipped with tankless hot water, a gas line to the garage, and a gas line to the deck for effortless outdoor cooking. Outside, the property impresses with professional landscaping, a fully fenced yard, and exceptional curb appeal that sets it apart. Every detail has been curated for comfort, style, and longevity, an exceptional opportunity to own a move-in ready home of this caliber in Blackfalds.