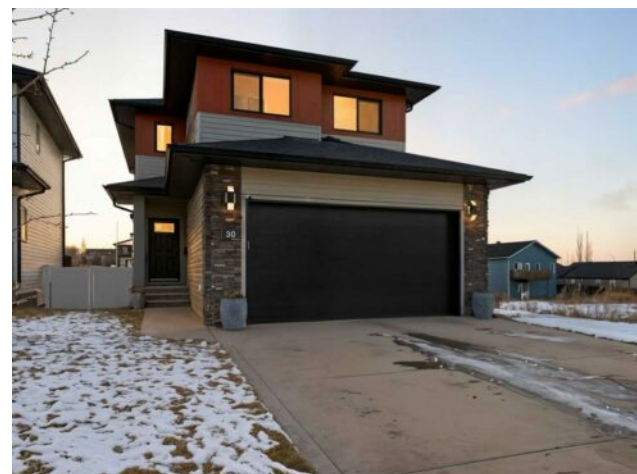


30 Palmer Circle

Blackfalds, Alberta

MLS # A2273810



\$660,000

|             |                                                                                                                                             |            |                  |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------------|------------|------------------|
| Division:   | Panorama Estates                                                                                                                            | Water:     | -                |
| Type:       | Residential/House                                                                                                                           | Sewer:     | -                |
| Style:      | 2 Storey                                                                                                                                    | Condo Fee: | -                |
| Size:       | 1,688 sq.ft.                                                                                                                                | Age:       | 2024 (2 yrs old) |
| Beds:       | 4                                                                                                                                           | Baths:     | 3 full / 1 half  |
| Garage:     | Double Garage Attached                                                                                                                      | LLD:       | -                |
| Lot Size:   | 0.09 Acre                                                                                                                                   | Zoning:    | R1M              |
| Lot Feat:   | Back Yard, City Lot, Front Yard, Landscaped, Pie Shaped Lot, Street Lighting                                                                | Utilities: | -                |
| Heating:    | Forced Air, Natural Gas                                                                                                                     |            |                  |
| Floors:     | Carpet, Vinyl Plank                                                                                                                         |            |                  |
| Roof:       | Asphalt Shingle                                                                                                                             |            |                  |
| Basement:   | Full                                                                                                                                        |            |                  |
| Exterior:   | Concrete                                                                                                                                    |            |                  |
| Foundation: | Poured Concrete                                                                                                                             |            |                  |
| Features:   | Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s) |            |                  |
| Inclusions: | 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.