

**4782 Aspen Lakes Boulevard
Blackfalds, Alberta**

MLS # A2278685

\$579,900



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| Division: | Aspen Lakes West | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,320 sq.ft. | Age: | 2025 (1 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Additional Parking, Alley Access, Double Garage Attached, Front Drive, See Remarks | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Rectangular Lot | | |

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| Heating: | In Floor, Natural Gas | Water: | Public |
| Floors: | Other | Sewer: | Public Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R1M |
| Foundation: | Poured Concrete | Utilities: | Electricity Connected, Natural Gas Connected |
| Features: Closet(s) | Bathroom Rough-in, Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Storage, Vinyl Windows, Walk-In | | |
| Inclusions: | \$5,000 APPLIANCE CREDIT | | |

BRAND NEW BI-LEVEL IN ASPEN LAKES WEST ~ 3 BEDROOMS, 2 BATHROOMS AND OVER 1300 SQ. FT. ABOVE GRADE ~ DOUBLE ATTACHED GARAGE ~ This home is currently under construction, offering a chance to customize select details and finishes ~ Covered front entry leads to a welcoming foyer with high ceilings that open to the upper level and convenient access to the double attached garage ~ Open concept main floor layout offers a feeling of spaciousness ~ The kitchen offers a functional layout with plenty of cabinets and counter space, plus garden door access to the 14' x 10' deck and backyard ~ Builder is offering a \$5,000 credit for the purchase of appliances ~ Three main floor bedrooms are all a generous size, including the primary suite with an ensuite and walk in closet ~ 4 piece bathroom is next to the conveniently located main floor laundry ~ The basement has 9' ceilings, large above grade windows, and bathroom plumbing roughed in ~ Builder plans include a spacious family room, 2 bedrooms, a 4 piece bathroom, large utility room and space for storage ~ Energy efficient underfloor radiant heating throughout the main floor and lower level ~ 24' x 22' double attached garage with a man door to the side/backyard ~ Located steps to an extensive trail system and Aspen Lakes wetlands, tons of parks and playgrounds, easy access to the Abbey Centre, schools and shopping ~ A beautifully planned home in a desirable community, offering the comfort of new construction and the convenience of an established neighbourhood and nearby amenities.