

**49 Aztec Crescent
Blackfalds, Alberta**

MLS # A2279039



\$490,000

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|------------------|---|---------------|-------------------|
| Division: | Aurora | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,143 sq.ft. | Age: | 2014 (12 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Detached, Heated Garage, Insulated, Oversized | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Yard, Landscaped | | |

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|--------------------|---|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R1S |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, No Smoking Home, Open Floorplan, Storage | | |
| Inclusions: | n/a | | |

FINALLY! The Home that you have been LOOKING for! PRIDE in OWNERSHIP is reflected throughout this IMMACULATE and BEAUTIFUL home. Featuring BRAND NEW CARPETING and a freshly PAINTED interior with a clean, MODERN finish, this home is BRIGHT and CHEERY with an abundance of NATURAL LIGHT flowing through the many windows. The inviting living room is highlighted by a NEW GAS FIREPLACE FEATURE WALL, creating a warm and cozy space to relax. The large kitchen offers STAINLESS STEEL appliances and a spacious dining area with patio door leading to the backyard, where you'll enjoy a large DECK and the added privacy of NO NEIGHBOURS behind you. The main level includes 2 bedrooms with large windows and 2 FULL BATHROOMS, including a private ENSUITE in the primary bedroom. The lower level is FULLY FINISHED and offers a generous family/REC room (or you can make into a 5th bedroom), 2 additional bedrooms, another FULL BATHROOM, IN-FLOOR HEATING for added comfort, and plenty of STORAGE space. Recent MECHANICAL UPDATES include a NEW HOT WATER TANK and a WATER SOFTENER system. Outside, the property features PROFESSIONALLY UPDATED LANDSCAPING with NEW SOD and newly PLANTED TREES and SHRUBS, enhancing curb appeal and outdoor enjoyment. Completing the property is a MASSIVE HEATED DOUBLE DETACHED GARAGE (25x25); a mechanic's, handyman's, or woodworker's DREAM. CENTRAL AIR CONDITIONING ensures comfort during hot summer days and nights. EXCELLENT LOCATION close to schools, parks, shopping, and more. Don't miss this AMAZING opportunity to own a MOVE IN READY home at an EXCEPTIONAL price!