

**53 Portway Close
Blackfalds, Alberta**

MLS # A2280933



\$544,900

Division:	Pinnacle		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,457 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Pie Shaped Lot, Street Lighting		

Heating:	Exhaust Fan, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), Wet Bar		

Inclusions: N/A

Welcome to this fully finished modified bi-level home in Blackfalds, ideally located on a pie-shaped lot and built for turnkey living. The maintenance-free front yard, stained concrete driveway, and permanent outdoor lighting offer standout curb appeal. Inside, enjoy a bright open-concept main floor with vaulted ceilings, large windows, a gas fireplace with black rock finish, and a stylish kitchen featuring quartz countertops, stainless steel appliances, a pantry, and island seating. A rear deck (with gas hook up) overlooking the entire backyard. Two bedrooms and a full bath complete the main level, while the private upper-level primary suite includes a walk-in closet and ensuite. The walkout basement is warm and inviting with 9' ceilings, in-floor heat, large windows, a wet bar, an additional bedroom, and full bathroom—perfect for entertaining and summer living. Upgrades include a 3-stage whole-home water filtration system, water softener, two hot water tanks, central A/C, central vacuum, and solid core doors. Step outside to the massive lower 29' x 14' deck, fully fenced yard, and garden shed. The oversized 22' x 25' heated garage features hot and cold water with a sink. A rare walkout bi-level with this level of finish—move-in ready and built for comfort.