

34 Cambridge Close  
Blackfalds, Alberta

MLS # A2281202

**\$544,900**



<b>Division:</b>	Cottonwood Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,536 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Front Drive, Garage Door Opener, Heated Garage,		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Underground Sprinklers		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Fiberglass	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, High Ceilings, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	TV Brackets x 3, Garage Heater, Fridge and Freezer in Garage		

Classic family home, quiet close, bright backyard (with its own playground), short safe walk to elementary school and not far from local shops and restaurants...all ingredients for the perfect place to reside, raise a family and plan your future! This Blackfalds bilevel has a giant primary suite over the garage with a 4 piece ensuite and generous walk in closet. Main level has double vaulted ceiling, massive kitchen with upscale stainless appliances, family sized eating area with access to the deck for BBQs and entertainment. Two good sized bedrooms on main and well as two more in basement with 2 more 4 piece baths offers lots of space and options for a growing family. Heated attached garage currently houses a "dream machine" and personal use equipment but could be your "hobby spot" or just a garage. Vinyl fenced south backyard with irrigation system completes a well presented and great value home...