

### 97 Piper Close Blackfalds, Alberta

MLS # A2282330



# \$369,900

<b>Division:</b>	Panorama Estates		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,304 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	City Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** Garage Shelving

Welcome to 97 Piper Close in Blackfalds, a beautifully maintained and move-in-ready half duplex located on a quiet close in the sought-after Panorama Estates neighbourhood. This inviting two-storey home offers approximately 1,300 sq ft of above-grade living space plus a fully finished basement, providing an ideal layout for families, first-time buyers, or investors . In January 2026, the home received a series of thoughtful updates including new flooring on the main level, new carpet throughout the upper floor and stairways, fresh modern paint, and updated bathroom fixtures, giving the interior a clean, refreshed, and contemporary feel. The current owners have meticulously cared for the property, ensuring it is truly turnkey and ready for its next family. The main floor features a bright and welcoming living room, a convenient 2-piece bathroom, and an open kitchen and dining area perfect for everyday living and entertaining. The kitchen offers ample cabinetry, crown moulding accents, black appliances, a walk-in pantry, and direct access to the rear deck &mdash; ideal for summer barbecues and outdoor relaxation . Upstairs, you’ll find three generously sized bedrooms and a full 4-piece bathroom, including a comfortable primary bedroom complete with a walk-in closet. The fully developed basement adds excellent flexibility with a spacious recreation room, fourth bedroom, full bathroom, laundry area, and additional storage &mdash; perfect for guests, a home office, or a growing family. Additional highlights include a **“front attached single garage”**, fenced backyard, private outdoor space, and concrete driveway parking. Situated close to parks, playgrounds, schools, and walking trails, this home combines peaceful residential living with convenient access to community amenities. 97 Piper Close offers exceptional value, modern updates, and pride of

ownership throughout &mdash; a fantastic opportunity to step into a well-cared-for home in one of Blackfalds&rsquo; most desirable neighbourhoods .