

82 Westglen Boulevard  
Blackfalds, Alberta

MLS # A2282378

**\$499,900**



<b>Division:</b>	Blackfalds - Other	
<b>Type:</b>	Residential/House	
<b>Style:</b>	Bi-Level	
<b>Size:</b>	1,057 sq.ft.	<b>Age:</b> 1997 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b> 3
<b>Garage:</b>	Double Garage Attached, Rear Drive	
<b>Lot Size:</b>	0.12 Acre	
<b>Lot Feat:</b>	Backs on to Park/Green Space	

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** All window coverings, /blinds & curtain rods, garage door opener (s) & control (s)

Welcome to this impeccably maintained, family-friendly bi-level home nestled in the growing and desirable town of Blackfalds. From the moment you step inside, you're welcomed by an abundance of natural light and luxury vinyl plank flooring. The upper level features a spacious living room highlighted by a large picture window. The beautifully designed eat-in kitchen offers stainless steel appliances, white cabinetry, tile flooring, and a pantry. Just off the kitchen, step onto the deck—ideal for summer BBQs, outdoor dining, and entertaining family and friends. The primary suite is complete with a generous closet and a private 3-piece ensuite. An additional bedroom and 4-piece bathroom complete the main floor, offering comfort and convenience for the whole family. Downstairs, the walk-out basement provides additional living space, featuring a cozy family room with a fireplace; along with two additional bedrooms, a 3-piece bathroom and a true laundry room with ample cabinetry & sink. Step outside to the beautifully landscaped and fully fenced backyard, designed for both relaxation and play. Enjoy evenings around the firepit, outdoor gatherings on the patio, and the convenience of additional RV parking. Backing onto a serene green space with a pond, this home offers privacy, peaceful views, and no rear neighbours. Complete with a double attached heated garage and located close to parks, recreation, schools, and quick access to Highway 2, this lovingly maintained home truly has it all. A perfect blend of comfort and family-friendly living; this exceptional property is ready to welcome its next family!