

**46 Vista Close
Blackfalds, Alberta**

MLS # A2227293

\$614,900



Division:	Valley Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,297 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: None

A brand new Larkaun Home available Right away in desirable Valley Ridge!! The curb appeal is accented by the front attached double car garage & the covered front composite porch. The front entryway greets you with luxury vinyl plank flooring that runs through the main floor. Two toned white & grey, open kitchen with slainless steal appliances, a large island with an eating bar & a walk through pantry. 34' x 12'; rear sun deck plus 34' x 12'; lower covered deck. Main floor includes home office/den, Relax in the living room next to the linear electric fireplace. The king sized primary bedroom features a large walk in closet & a 4 piece ensuite, drawers, luxury vinyl tile, walk out basement, roughed in floor heating, not completed. Great location in Valley Ridge with close proximity to parks, playground, Schools and the Abbey Centre!! Home will be completed mid December.