

65 Ash Close
Blackfalds, Alberta

MLS # A2228634



\$629,900

Division:	Aspen Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,620 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Driveway, Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Granite Counters, Kitchen Island, Laminate Counters, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove, Washer/Dryer

Welcome to 65 Ash Close in Beautiful Aspen Lakes, Blackfalds! This stunning one-owner, fully developed two-storey home offers the perfect blend of space, comfort, and convenience. Featuring 4 bedrooms, 3.5 bathrooms, massive bonus room, and a sought-after heated triple attached garage with a 220v outlet, this home is built for family living and entertaining. Step inside to find spacious front and back entries, including a thoughtfully designed boot room with custom cubbies—ideal for keeping everything neat and organized. The main floor boasts a bright, open layout, kitchen island with granite counter top, gas fireplace, corner pantry & more. Upstairs, there are three bedrooms and a bonus room which could be used for moving nights or a playroom. The primary bedroom has a tray ceiling and the ensuite is extremely spacious offering a dual vanity, shower and tub! Downstairs, the walkout basement adds even more functional living space including a wet bar and with easy access to the outdoors & there is also a gas line ran for your fire table making it great for entertaining or just enjoying your back yard! Love spending time outside? You’ll enjoy relaxing or hosting on the large back deck, which overlooks the scenic TransCanada Trail that wraps around a tranquil pond in Aspen Lakes. From your backyard, you can bike or walk the trail all the way to Lacombe. This is more than just a house—it’s a lifestyle. Don’t miss your chance to own this exceptional property in a family-friendly neighbourhood close to parks, paths, and nature.