

\$359,900 - 157 Valley Crescent, Blackfalds

MLS® #A1116993

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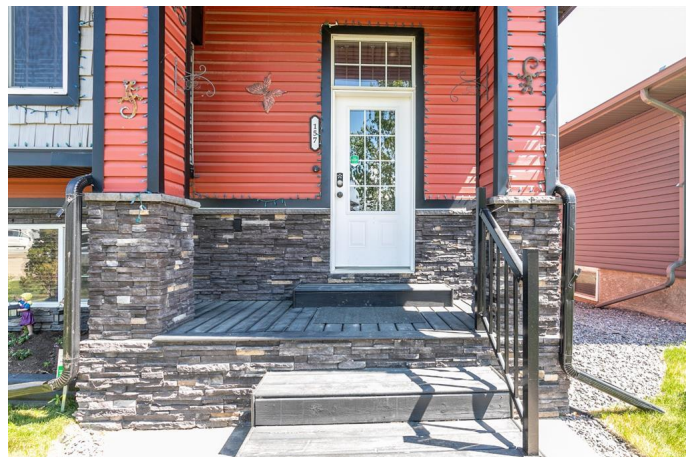
5 Bedroom, 3.00 Bathroom, 1,196 sqft
Residential on 0 Acres

Valley Ridge, Blackfalds, Alberta

EXECUTIVE QUALITY WALK-OUT BI-LEVEL

~ OUTDOOR PRIVACY ~ GARAGE. ~ Are you looking for a high quality home that is set-up for entertaining and has lots of privacy?

This stunning property built by Broder Homes has incredible curb appeal and is move-in ready. From the moment you enter you will appreciate it's numerous upgrades including HARDWOOD FLOORS, GRANITE COUNTERTOPS, CUSTOM DESIGNED BAR & ENTERTAINMENT CENTER. ~ When you come in the living room you will instantly feel the openness from the high ceilings and loads of natural light from the windows, and don't worry about it getting too hot this summer... you've got AIR CONDITIONING. ~ The main floor features a 2-tone Chef's Kitchen with stainless appliances and large island w/ eating bar that's perfect for entertaining and cooking your favourite meals. Or enjoy cooking outside... the dining area has patio doors that extend to the large PRIVATE WRAP AROUND DECK with 2 natural gas BBQ hook ups. ~ Retire after a long day to the master bedroom ensuite and relax in your jetted tub. There are also patio doors in the master leading to the private deck, perfect for enjoying your morning cup of coffee. ~ The main floor is complete with 2 more bedrooms and full 4 pce bathroom. ~ ARE YOU GETTING READY TO START ENTERTAINING AGAIN? Let's head downstairs to the WALK-OUT basement with 9FT CEILINGS and toasty IN-FLOOR HEAT. Pour a couple rounds for friends behind your



custom-built wet bar with stone feature wall. Then watch the game in front of your custom built entertainment centre with electric fireplace and stone feature. ~ Head outside through the walk-out doors and enjoy a drink on the private wrap around concrete patio that is out of the elements. It's also set up, wired and ready with a HOT TUB AREA (hot tub not included). ~ The REAR GARAGE is fully covered so you can bring in groceries and not get rained on. There is even a fully covered dog run for your fur babies! The basement is complete with a GYM AREA, 4th bedroom, laundry and another full 4 pce bathroom. Did we also mention the NEW shingles installed in 2020? Hurry and check this one out before its GONE!!!

Built in 2009

Essential Information

MLS® #	A1116993
Price	\$359,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,196
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	157 Valley Crescent
Subdivision	Valley Ridge
City	Blackfalds
County	Lacombe County
Province	Alberta

Postal Code T4M 0K2

Amenities

Parking Spaces 1
Parking Single Garage Detached
of Garages 1

Interior

Interior Features Bar, Granite Counters, Kitchen Island, Wet Bar
Appliances See Remarks
Heating Forced Air, Natural Gas
Cooling Central Air
Has Basement Yes
Basement Finished, Full
Fireplace Yes
of Fireplaces 1
Fireplaces Basement, Electric, Mantle, Masonry

Exterior

Exterior Features Dog Run, Fire Pit, Private Yard
Lot Description Back Lane, Back Yard, Private, Rectangular Lot
Roof Asphalt Shingle
Construction Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed June 7th, 2021
Days on Market 53
Zoning R1

Listing Details

Listing Office Courtesy Of Warren Hansen and Pat Garritty Of Trilliant Real Estate Group Ltd.

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