

# \$799,999 - 49 Ash Close, Blackfalds

MLS® #A2201690

**\$799,999**

4 Bedroom, 3.00 Bathroom, 1,967 sqft

Residential on 0.25 Acres

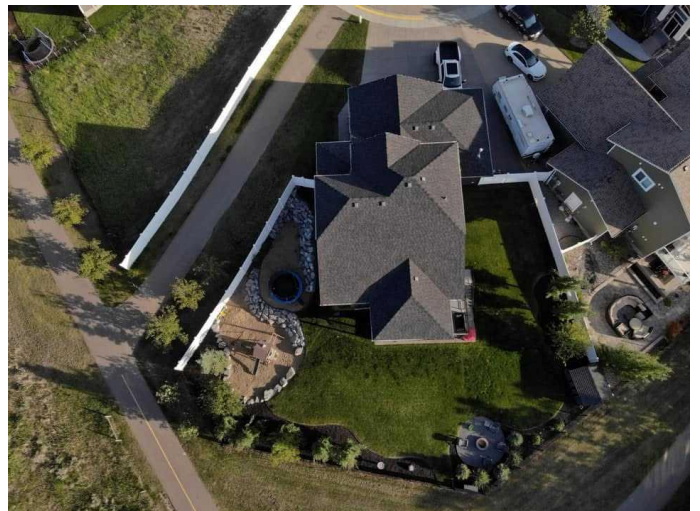
Aspen Lake, Blackfalds, Alberta

This beautifully designed 1.5-story walkout home offers over 1,900 sq. ft. of living space and was built in 2014. The spacious main living area features a large vaulted ceiling that extends through the living room, kitchen, and dining area, creating an open and inviting atmosphere. A generous front entrance provides a warm welcome with plenty of space for guests.

The upper floor is dedicated to the luxurious primary bedroom, offering a private retreat with a spacious walk-in closet and a stunning five-piece ensuite, complete with a soaker tub, double vanity, and walk-in shower.

With a total of four bedrooms and three full bathrooms, this home is perfect for families. The north-facing covered deck features exposed aggregate bottom deck and is ideal for relaxing while enjoying the outdoors. The backyard is truly a standout feature, offering a massive space for outdoor enjoyment, including a large fire pit area, a rock wall built with river limestone as a boarder, and a designated sandbox with a play center. There are also dedicated spots for a play structure and trampoline, making it an ideal space for kids and entertaining. The walkout basement leads directly to scenic walking trails, providing easy access to nature.

The large triple heated garage is equipped with 220 power, and the oversized exposed



aggregate driveway provides ample parking, including RV parking beside the house. Additional features include underground sprinklers in both the front and back yards, a built-in Sonos sound system, air conditioning, hot tub hookups, and a natural gas hookup for a BBQ.

This home is a rare find in a desirable location

Built in 2014

### Essential Information

MLS® #	A2201690
Price	\$799,999
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,967
Acres	0.25
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### Community Information

Address	49 Ash Close
Subdivision	Aspen Lake
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0M 0J0

### Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, High Ceilings, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Built-In Oven
Heating	Natural Gas, Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Fire Pit, Private Yard
Lot Description	Back Yard, City Lot, Private, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 14th, 2025
Days on Market	64
Zoning	R-1L

## Listing Details

Listing Office	CIR Realty
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