

# \$459,900 - 101 Aztec Crescent, Blackfalds

MLS® #A2209120

**\$459,900**

3 Bedroom, 3.00 Bathroom, 1,760 sqft

Residential on 0.10 Acres

Aurora, Blackfalds, Alberta

Brand New, Beautiful 2 storey, with quality features you'd expect by Heartfaster Construction Ltd. Bright & open living room with vinyl plank flooring & large space for furniture arrangement. The kitchen & dining area is at the back of the house, where vinyl plank flooring continues & complements neutral colored cabinets & Quartz countertops. There is a large island with room for seating and the dining area can accommodate a family-sized table. There is a great Walk-In Pantry & 2 piece bathroom to finish the main level. A wide staircase takes you upstairs where there are 3 good sized bedrooms, a 4 piece bathroom (with a window) offering spacious Quartz vanity and a 3 piece ensuite (with a window & Quartz vanity!) & his & her closets in the Primary! The Upstairs Laundry room has included side by side washer & dryer & handy built in cabinets. The basement plan outlines 2 additional bedrooms with big windows, a 4 piece bathroom & spacious family room. The back deck is 10x12 & overlooks a good sized yard, that will be sodded (front & back) The windows are Triple Glazed, in-floor heat is roughed in & there is composite decking both front & back. Lots of Value here! Completion is scheduled for May 16.

Built in 2025

## Essential Information



MLS® #	A2209120
Price	\$459,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,760
Acres	0.10
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	101 Aztec Crescent
Subdivision	Aurora
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0M7

### Amenities

Parking Spaces	2
Parking	Alley Access, Off Street, On Street

### Interior

Interior Features	Closet Organizers, No Animal Home, No Smoking Home, Pantry, Quartz Counters
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, In Floor Roughed-In
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Lawn, No Neighbours Behind, Street Lighting
Roof	Asphalt Shingle

Construction	Composite Siding, Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 7th, 2025
Days on Market	39
Zoning	R1S

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.