

# \$655,000 - 61 Ash Close, Blackfalds

MLS® #A2213749

**\$655,000**

4 Bedroom, 4.00 Bathroom, 1,762 sqft

Residential on 0.14 Acres

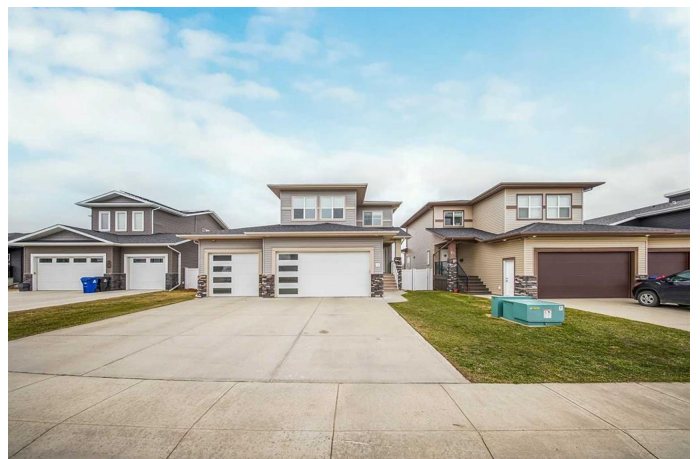
Aspen Lake, Blackfalds, Alberta

Welcome to 61 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, and a sought-after heated triple attached garage, 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 tops, gas fireplace, and the A/C ensures year-round comfort.

Upstairs, there are four bedrooms and the fourth bedroom can easily be transformed into a bonus room, playroom, or home office—whatever suits your lifestyle. 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 with easy access to the outdoors. 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. \*\*basement ceiling will be completed\*\*

Built in 2015

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2213749    |
| Price          | \$655,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,762       |
| Acres          | 0.14        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 61 Ash Close   |
| Subdivision | Aspen Lake     |
| City        | Blackfalds     |
| County      | Lacombe County |
| Province    | Alberta        |
| Postal Code | T4M 0H8        |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 5                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

### Interior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Tray Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer                                                                     |
| Heating           | Forced Air                                                                                                                                     |

|                 |                                          |
|-----------------|------------------------------------------|
| Cooling         | Central Air                              |
| Fireplace       | Yes                                      |
| # of Fireplaces | 1                                        |
| Fireplaces      | Gas                                      |
| Has Basement    | Yes                                      |
| Basement        | Exterior Entry, Finished, Full, Walk-Out |

## Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior Features | Private Entrance                                                             |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Few Trees, Lawn, Other, See Remarks |
| Roof              | Asphalt Shingle                                                              |
| Construction      | Vinyl Siding                                                                 |
| Foundation        | Poured Concrete                                                              |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 22nd, 2025 |
| Days on Market | 9                |
| Zoning         | R1L              |

## Listing Details

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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