

# \$379,900 - 41 Rolling Hills Ridge, Blackfalds

MLS® #A2215130

**\$379,900**

4 Bedroom, 3.00 Bathroom, 1,197 sqft

Residential on 0.10 Acres

Rolling Hills, Blackfalds, Alberta

FULLY FINISHED 1,197 SQ FT, 4BED/3BATH HOME! Featuring at TRENDY-LOOKING BI-LEVEL, situated on a KEY-HOLE CLOSE, stucco exterior and gorgeous front deck, overlooking a tastefully manicured garden with perennials & Shrubs. Bright & open design, with a welcoming entryway, the main floor features is wide open to the living/ dinning and kitchen area, dawned with vaulted ceilings, a breakfast bar, oak cabinets and stainless steel appliances, with pantry space. The spacious primary bedroom features a 3pc ensuite, generous closet, along with an another big bedroom and full bath that finishes off the main floor. Stay cool this year with it's CENTRAL AC throughout the home, and enjoy the Summer evenings off the West-facing covered deck off the kitchen area for BBQ'ing! The perfect addition to this fully landscaped & fenced EXTENDED 120' deep lot, which is fenced for a dog-run already, storage shed and parking for numerous vehicles, ensuring you have plenty of room to build a MASSIVE GARAGE at the back. The fully permitted & inspected, finished basement features two additional spacious bedrooms, a recently completed 3-Piece bath, a stylish barn door-enclosed flex room, for either a bar(already plumbed in, a theatre room, or home office) and laundry/ mechanical room, is the perfect set up for your next move into Blackfalds. Central Vac, storage shed and all appliances come with.



Built in 2007

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2215130    |
| Price          | \$379,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,197       |
| Acres          | 0.10        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 41 Rolling Hills Ridge |
| Subdivision | Rolling Hills          |
| City        | Blackfalds             |
| County      | Lacombe County         |
| Province    | Alberta                |
| Postal Code | T0M0J0                 |

## Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Parking Spaces | 4                                          |
| Parking        | Off Street, Parking Pad, RV Access/Parking |

## Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Central Vacuum, See Remarks                                                          |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                                             |
| Cooling           | Central Air                                                                                         |
| Has Basement      | Yes                                                                                                 |
| Basement          | Finished, Full                                                                                      |

## Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Dog Run |
|-------------------|---------|

|                 |                                                                                                                    |
|-----------------|--------------------------------------------------------------------------------------------------------------------|
| Lot Description | Back Lane, Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot, Dog Run Fenced In |
| Roof            | Asphalt Shingle                                                                                                    |
| Construction    | Wood Frame                                                                                                         |
| Foundation      | Poured Concrete                                                                                                    |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 26th, 2025 |
| Days on Market | 4                |
| Zoning         | R1               |

### **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Century 21 Advantage |
|----------------|----------------------|

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