

# \$479,900 - 109 Churchill Place, Blackfalds

MLS® #A2232422

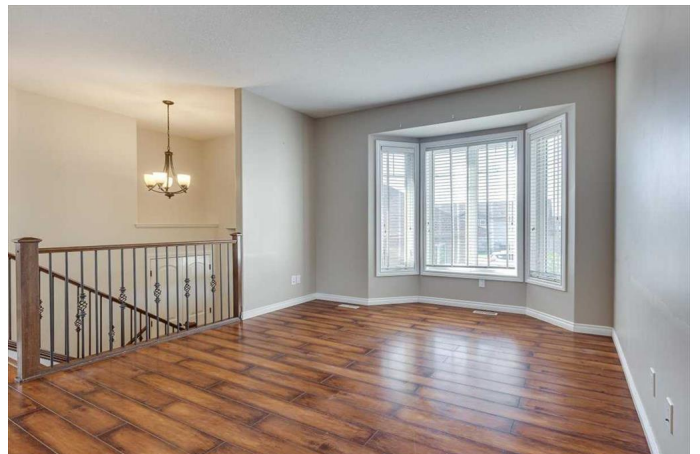
**\$479,900**

5 Bedroom, 3.00 Bathroom, 1,216 sqft  
Residential on 0.12 Acres

Cottonwood Estates, Blackfalds, Alberta

Welcome to this beautifully finished bi-level home located in desirable Cottonwood Estates â€” a family-friendly community close to schools, shopping, scenic walking paths, and numerous parks and green spaces. Step into a welcoming front foyer offering a view of both levels. The main floor features a bright and open-concept layout, perfect for everyday living and entertaining. The spacious living room showcases rich laminate flooring and a stunning south-facing bay window that floods the space with natural light throughout the day.

The dream kitchen is equipped with upgraded cabinetry, a full tile backsplash, pantry, stylish black appliances, and a raised eating bar. It seamlessly flows into the adjoining dining area, creating a functional and inviting space for meals and gatherings. The primary bedroom is a peaceful retreat, complete with a large walk-in closet and a private 3-piece ensuite. Two additional bedrooms and a full 4-piece bathroom complete the main level. The fully finished basement offers exceptional space with a massive family and games room, two more generously sized bedrooms, a full 4-piece bathroom, and a dedicated laundry room. Recent upgrades include brand new laminate flooring throughout the lower level. The utility room features both efficiency furnace & hot water tank, a recently installed HRV system for improved air quality & operational in-floor heating. Enjoy the outdoors in the north-facing backyard, which includes a spacious two-tiered deckâ€”perfect



for summer entertainingâ€”decorative concrete edging, and a convenient storage shed. The attached garage is insulated and drywalled, offering both comfort and practicality year-round. This home combines thoughtful design, quality updates, and a great locationâ€”making it a must-see in Cottonwood Estates.

Built in 2011

**Essential Information**

MLS® #	A2232422
Price	\$479,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,216
Acres	0.12
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	109 Churchill Place
Subdivision	Cottonwood Estates
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M0B7

**Amenities**

Parking Spaces	2
Parking	Double Garage Attached, Concrete Driveway
# of Garages	2

**Interior**

Interior Features	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Front Yard, Landscaped, Level, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Brick, Stone, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 19th, 2025
Days on Market	68
Zoning	R1M

## Listing Details

Listing Office	Century 21 Advantage
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