

# \$419,900 - 77 Cedar Crescent, Blackfalds

MLS® #A2206777

**\$419,900**

5 Bedroom, 3.00 Bathroom, 1,306 sqft

Residential on 0.10 Acres

Cottonwood Estates, Blackfalds, Alberta

Prepare to be impressed! Freshly painted and fully developed, this home is packed with all the bells and whistles you need, and extra bonuses like A/C. Walk into the spacious foyer and up to the south sun filled primary bedroom, complete with a walk in closet and 4 piece ensuite. Down the hall you will find two more bedrooms and a 4 piece bathroom. The heart of the home, a gorgeous kitchen and dining space, with African mahogany kitchen cabinets with soft close drawers, a top end black stainless steel appliance package, and vaulted ceilings. A covered deck off the dining room is perfect for Summer barbecues and leads down a great sized backyard! The living room is beaming with natural light and is perfect for a morning coffee. Prepare to be impressed as you head down to the newly developed basement. The brand new family space has 9 foot ceilings, great windows, and an absolutely breath-taking flute-wood feature wall with a built in fireplace. A small space awaits your personal flare and is ready for a wet bar, you can finish with the last few touches! Down the hall you will find the laundry room, 2 more great sized bedrooms, and a stunning 3 piece bathroom complete with a custom, floor-to-ceiling tile shower. Close to nearby amenities including the Cottonwood Ball Diamond, Schools like Iron Ridge Intermediate and St. Gregory's Catholic School, Shopping, Restaurants, Blackfalds Spray Park and the blossoming Abbey Centre.



Built in 2013

## Essential Information

MLS® #	A2206777
Price	\$419,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,306
Acres	0.10
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	77 Cedar Crescent
Subdivision	Cottonwood Estates
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0A2

## Amenities

Parking Spaces	2
Parking	Off Street

## Interior

Interior Features	No Smoking Home, Open Floorplan, See Remarks, Storage, High Ceilings, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave, Oven, Refrigerator, Stove(s), Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes

Basement	Finished, Full
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## Exterior

Exterior Features	Storage, Other
Lot Description	Front Yard, See Remarks, Standard Shaped Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 6th, 2025
Days on Market	13
Zoning	R1S

## Listing Details

Listing Office	Century 21 Maximum
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