

# \$629,900 - 13 Chinook Street, Blackfalds

MLS® #A2198740

## \$629,900

5 Bedroom, 5.00 Bathroom, 2,303 sqft

Residential on 0.14 Acres

Cottonwood Meadows, Blackfalds, Alberta

Fully Finished 2 Storey with Walkout Basement & Two Garages located on a quiet close in Blackfalds. From the covered front porch with swing, step into the bright & open main floor where you will find modern paint colors and plenty of windows providing an abundance of natural light. The kitchen / dining area boasts stainless appliances, full tile backsplash, large island with eating bar, and a corner pantry. From dining room is access to the upper deck with stairs down to the fully fenced & landscaped backyard. The main floor is complete with a living room & cozy gas fireplace, an office (or flex room), 2-pc bathroom, laundry room, and access to the front attached heated double garage.

Upstairs you will find 4 Bedrooms + Large Bonus Room. The spacious master bedroom features a walk-in closet and 4-pc ensuite. An additional 3 good size bedrooms, large bonus room, a 4-pc bathroom complete the second floor.

The walkout basement is fully developed with a suite that includes in-floor heat and a kitchen with stainless appliances (fridge, stove & microwave), full tile backsplash, & wall pantry. The basement is complete with a large family room, 2-pc bathroom, 2nd laundry room (washer + dryer), 5th bedroom with a walk-in closet & 3-pc ensuite, and understairs storage. From the basement garden doors is access to the backyard that features a covered deck with hot tub and the detached heated single car garage (11' x 19').



Recent Updates: paint, new lighting fixtures throughout, garage heater (front attached), kitchen appliances (main floor), 2-in-1 washer + dryer (main floor), washer + dryer (basement)

This perfect family home is located in a quiet close, near to playgrounds, schools, shopping and easy access to HWY 2.

Built in 2012

### **Essential Information**

MLS® #	A2198740
Price	\$629,900
Bedrooms	5
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,303
Acres	0.14
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	13 Chinook Street
Subdivision	Cottonwood Meadows
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0B8

### **Amenities**

Parking Spaces	3
Parking	Concrete Driveway, Double Garage Attached, Heated Garage, Single Garage Detached, Alley Access
# of Garages	2

## Interior

Interior Features	Central Vacuum, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	See Remarks
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 3rd, 2025
Days on Market	63
Zoning	R-1L

## Listing Details

Listing Office	Century 21 Maximum
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