

# \$489,900 - 193 Westgate Crescent, Blackfalds

MLS® #A2246816

**\$489,900**

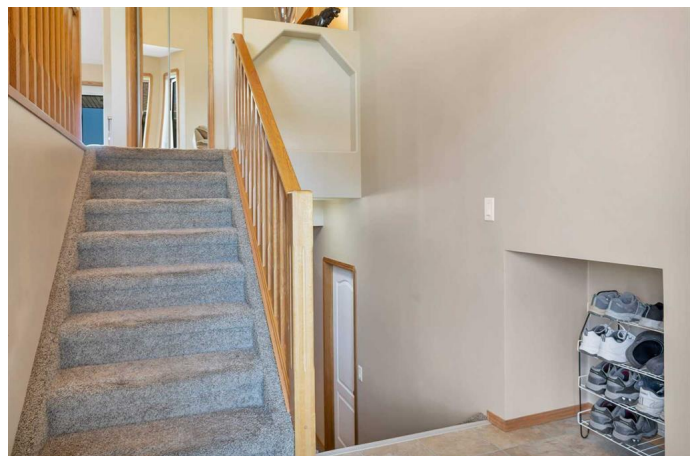
4 Bedroom, 3.00 Bathroom, 1,213 sqft

Residential on 0.18 Acres

Harvest Meadows, Blackfalds, Alberta

Welcome to your next dream home in the heart of Harvest Meadows in Blackfalds! This beautifully fully developed home offers 4 spacious bedrooms and 3 full bathrooms, designed with comfort, functionality, and family living in mind. Enjoy the warmth of in-floor heating in both the basement and the attached garage—ideal for Alberta winters—and the added comfort of 9-foot ceilings in the basement, giving the lower level an open and airy feel. The main level offers an open-concept layout that ensures seamless living and entertaining. This home is equipped with Low-E windows throughout, enhancing energy efficiency and helping to maintain a consistent indoor temperature year-round. Step out to your covered 10x14 deck, perfect for summer BBQs rain or shine, and discover a thoughtfully designed shed built underneath — complete with power and lights for all your storage needs. The 30-amp RV plug in the backyard, along with dedicated RV parking, adds extra convenience for the adventure enthusiast. Sitting on a generous 7,800 sq ft pie lot, there's plenty of space for outdoor enjoyment, play, and future landscaping ideas. Car lovers and hobbyists will appreciate the oversized 24x28 attached garage with 10' ceilings and 8' door, offering room for vehicles, tools, and storage.

This home blends everyday comfort with standout features. Located in a quiet and family-friendly neighborhood, close to schools, parks, and amenities, it's the perfect place



to call home. Don't miss your chance to own this well-appointed gem in one of Blackfalds's™ most sought-after communities!

Built in 2004

### Essential Information

MLS® #	A2246816
Price	\$489,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,213
Acres	0.18
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	193 Westgate Crescent
Subdivision	Harvest Meadows
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0M 0J0

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Closet Organizers, Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings

Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Landscaped, Pie Shaped Lot, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 7th, 2025
Days on Market	1
Zoning	R1M

## Listing Details

Listing Office	CIR Realty
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