\$769,900 - 68 Cyprus Road, Blackfalds

MLS® #A2270263

\$769,900

5 Bedroom, 3.00 Bathroom, 1,673 sqft Residential on 0.15 Acres

Cottonwood Meadows, Blackfalds, Alberta

This spectacular walkout bungalow built by Artison Homes is sure to impress, offering over 3,000 sq ft of beautifully finished living space with every detail thoughtfully designed. Featuring 5 bedrooms, 3 bathrooms, a theater room, wet bar, exercise room, and a triple-attached garage, this home truly has it all.

From the moment you step inside, you'II love the grand front entrance and versatile front office/bedroom, leading into a stunning living room with soaring 11' ceilings and a cozy gas fireplace. The open concept layout is ideal for entertaining family and friends, flowing seamlessly into the chef-inspired kitchen with upgraded granite countertops, soft-close cabinetry, stainless appliances, and a corner pantry for plenty of extra storage. Step out onto the south-facing deck, the perfect spot to enjoy your morning coffee or unwind at the end of the day.

The primary suite offers a peaceful retreat with a walk-in closet and a spa-like 5-piece ensuite featuring a tiled shower, 6' soaker tub, and dual sinks.

The main floor is complete with a third bedroom, 4-pc bathroom, laundry room, and access to the triple-front attached (heated) garage.

Downstairs, the walkout basement is bright and inviting, boasting a massive family/games room, large windows, and a wet bar with granite countertop. You'II also find two spacious bedrooms, a 4-pc bathroom, a home







theater room, and an exercise room that could easily serve as a sixth bedroom if needed. Enjoy the comfort of in-floor heating throughout the lower level and Central A/C in the summer.

The backyard is fully fenced (vinyl) and landscaped, walkout onto the stamped concrete patio and into your hot tub with plenty of privacy.

Recent Updates: Washer & Dryer (2024), Samsung Bespoke Fridge (2024), Dishwasher (2024), HWT (2 years), In-Floor Heat (serviced last winter – 2024), Furnace (new fan controller – 2025), Fresh Paint, New Light Fixtures.

Built in 2014

Essential Information

MLS® # A2270263 Price \$769,900

Bedrooms 5

Bathrooms 3.00

Full Baths 3

Square Footage 1,673
Acres 0.15
Year Built 2014

Year Built 2014

Type Residential
Sub-Type Detached
Style Bungalow

Status Active

Community Information

Address 68 Cyprus Road

Subdivision Cottonwood Meadows

City Blackfalds

County Lacombe County

Province Alberta
Postal Code T4M 0C5

Amenities

Parking Spaces 3

Parking Triple Garage Attached

of Garages 3

Interior

Interior Features See Remarks

Appliances See Remarks

Heating Forced Air
Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes
Basement Full

Exterior

Exterior Features Private Yard

Lot Description Back Yard, Landscaped, Cul-De-Sac

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed November 12th, 2025

Days on Market 1

Zoning R-1L

Listing Details

Listing Office Century 21 Maximum

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