

\$649,900 - 6 Aura Drive, Blackfalds

MLS® #A2232989

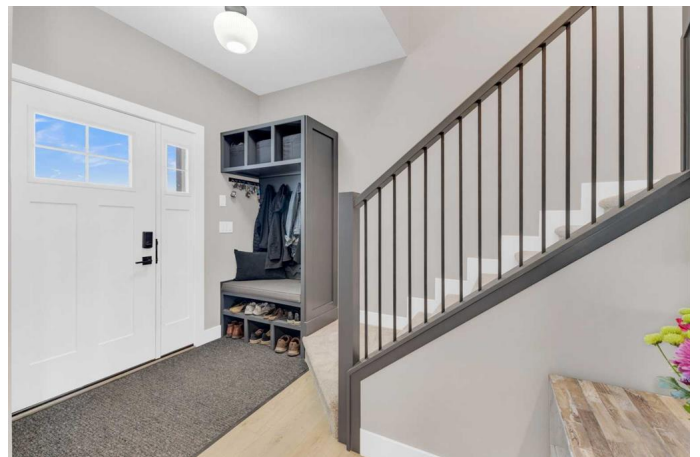
\$649,900

4 Bedroom, 4.00 Bathroom, 1,526 sqft

Residential on 0.14 Acres

Aurora, Blackfalds, Alberta

Built by Ridgestone Homes, this 2024 show home offers thoughtful design, high-end finishes, and a layout that will impress even the most discerning buyer. Fully finished inside and out, this stunning walkout property features 4 bedrooms (3 up), 3.5 bathrooms, and offers a playground so close you can watch your kids from the deck. The entryway welcomes you with a custom built-in closet w/ storage compartments, and a conveniently located 2-piece bath just off to the side. As you move through the main level, you'll be captivated by upscale details including a grand staircase, curved archway, custom wainscoting, built-in shelving, upgraded wide vinyl plank flooring, and an elegant electric fireplace with built-in mantle storage. The kitchen is a true showstopper—crafted with a beautifully curated colour palette, full-height cabinetry, granite countertops, stunning backsplash, undermount granite sink, large island with extra storage, and a pantry. Additional highlights include stainless steel appliances, open shelving for added decor, and a dedicated pull-out for garbage and recycling. Sliding patio doors lead to an 18'x12' no-maintenance deck with black aluminum railings, a gas line for your BBQ, and uninterrupted views to the northeast. Off the garage includes main floor laundry, complete with a folding table, east-facing window for natural light, and another custom closet for everyday functionality. Upstairs, the primary suite features a stylish feature wall, walk-in



closet, and a bright 3-piece ensuite with a fully tiled shower. Two additional bedrooms, a 4-piece bath, and a linen closet complete the upper level. The builder-finished walkout basement provides additional living space, a fourth bedroom, 4-piece bathroom, and an exceptionally organized utility room. Step outside to the covered concrete patio and enjoy a really good sized fully fenced yard with an impressive lawn. The oversized attached garage is heated and finished to match the upscale interior. It includes a floor drain, hot/cold taps, and was painted for a clean, polished look. Additional upgrades include brand new A/C for summer comfort, a Clean Comfort HRV system for improved air quality, central vacuum, hot water on demand, water softener, and rough-in for in-floor heat in the basement. This home is a masterpiece!

Built in 2024

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2232989 |
| Price | \$649,900 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,526 |
| Acres | 0.14 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------|
| Address | 6 Aura Drive |
| Subdivision | Aurora |

| | |
|-------------|----------------|
| City | Blackfalds |
| County | Lacombe County |
| Province | Alberta |
| Postal Code | T4M 0N3 |

Amenities

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

Interior

| | |
|-------------------|--|
| Interior Features | Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Vinyl Windows |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Water Softener, Window Coverings |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric, Living Room, Free Standing, Mantle |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | BBQ gas line |
| Lot Description | Backs on to Park/Green Space, Lawn, Rectangular Lot |
| Roof | Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|----------------|
| Date Listed | July 2nd, 2025 |
| Days on Market | 23 |
| Zoning | R-1M |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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