$475,000 - 100 Churchill Place, Blackfalds

MLS® #A2233310

$475,000

3 Bedroom, 3.00 Bathroom, 1,717 sqft
Residential on 0.12 Acres

Cottonwood Estates, Blackfalds, Alberta

IMMEDIATE POSSESSION AVAILABLE ~ 3 BEDROOM, 3 BATH 2-STOREY WITH OVER 1700 SQ. FT. ABOVE GRADE ~ SOUTH FACING BACKYARD W/RV GATE ~ Covered front entry welcomes you and leads to a large tile foyer ~ Open concept main floor layout complemented by high ceilings ~ The living room has a cozy gas fireplace with a tile surround and wood panel feature wall, and a large south facing window that overlooks the deck and backyard ~ The kitchen offers a functional layout with plenty of white cabinets, full tile backsplash, ample counter space including a large island with an eating bar, stainless steel appliances and a large walk in pantry with floor to ceiling shelving ~ Easily host large gatherings in the spacious dining room featuring vaulted ceilings, large south facing windows ~ French garden doors lead to the 16' x 10' deck with aluminum railings and a BBQ gas line ~ Mud room just off the kitchen has a huge walk through closet that connects to the main foyer, a 2 piece bathroom and convenient access to the attached garage ~ The primary bedroom has vaulted ceilings, wall sconce lighting, a large walk in closet and can easily accommodate a king bed and multiple pieces of large furniture ~ 5 piece spa like ensuite has dual sinks, a separate soaker tub and a walk in tile shower with a glass door ~ 2 additional bedrooms are both a generous size with ample closet, and are separated by a 4 piece bathroom ~ Upper level laundry is located in it's own room, has a floor drain and

built in cabinets ~ The basement has bathroom plumbing roughed in and awaits your future development ~ Other great features include; central air conditioning, in floor heating roughed in ~ 24' L x 23' W double attached garage is insulated and finished with drywall ~ South facing backyard is landscaped, has a garden shed, fire pit and is fully fenced with an RV gate and back alley access ~ Located walking distance to schools, parks, playgrounds, walking trails, and a commercial shopping corridor with all amenities ~ Immediate possession available!

Built in 2012

Essential Information

MLS® #	A2233310
Price	$475,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,717
Acres	0.12
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	100 Churchill Place
Subdivision	Cottonwood Estates
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0B7

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	4
Parking	Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer
Heating	In Floor Roughed-In, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, See Remarks, Tile
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 20th, 2025
Days on Market	7
Zoning	R1M

Listing Details

Listing Office	Lime Green Realty Inc.