

\$565,000 - 4244 Westbrooke Road, Blackfalds

MLS® #A2249743

\$565,000

4 Bedroom, 4.00 Bathroom, 1,536 sqft
Residential on 0.12 Acres

Harvest Meadows, Blackfalds, Alberta

Welcome to 4244 Westbrooke Road, a stunning two storey home that will impress from the moment you step inside. The entryway greets you with warm tones, and beautiful vinyl plank flooring that flows seamlessly throughout the main level. Just off the front, you'll find a convenient two piece bathroom and a functional boot room with direct access to the garage and a walk through pantry making everyday living both easy and efficient.

The heart of this home is the open concept main living space, thoughtfully designed for entertaining. A massive island with granite countertops anchors the kitchen, complemented by stainless steel appliances, soft close cabinetry, and a stylish, functional layout. The dining area flows effortlessly into the living room, where a cozy gas fireplace creates the perfect spot to gather with family and friends.

Upstairs, three bedrooms and a full laundry room provide both comfort and convenience. The spacious primary suite is a true retreat, featuring a walk in closet and a spa like ensuite with dual sinks ideal for unwinding at the end of the day.

The finished basement extends the living space with another warm and inviting family room, complete with a second gas fireplace, a fourth bedroom, and a full bathroom, offering plenty of room for guests or a growing family. Step outside, and you'll find a backyard designed to impress. From the hot tub and



pergola to the landscaped yard with an in ground sprinkler system, every detail has been cared for. Best of all, the home backs onto a massive green space, giving you privacy and plenty of room to enjoy the outdoors. Located in a prime Blackfalds neighborhood, this home is just minutes from schools, parks, the skatepark, BMX track, playgrounds, shopping, and offers easy access to the highway. This property truly shows 10/10 move in ready and waiting for you to call it home.

Built in 2014

Essential Information

MLS® #	A2249743
Price	\$565,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,536
Acres	0.12
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	4244 Westbrooke Road
Subdivision	Harvest Meadows
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0L4

Amenities

Parking Spaces	4
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Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Basement
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Fire Pit
Lot Description	Back Yard, Landscaped, City Lot
Roof	Shingle
Construction	Vinyl Siding, Wood Frame, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	August 19th, 2025
Days on Market	1
Zoning	R1

Listing Details

Listing Office	eXp Realty
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