\$379,777 - 6 Rolling Hills Bay, Blackfalds

MLS® #A2267843

\$379,777

5 Bedroom, 3.00 Bathroom, 1,174 sqft Residential on 0.12 Acres

Rolling Hills, Blackfalds, Alberta

Blackfalds Gem: Designer 5-Bedroom
Modified Bi-Level on a Pie Lot
This gorgeous, modified bi-level offers a
designer aesthetic in a fantastic Blackfalds
location. Featuring 5 bedrooms and 3
bathrooms, this home is perfectly staged and
ready for you.

Open Concept Living: Stunning entrance with a fireplace accent wall, beadboard, wood mantle, and built-in benches.

Versatile Space: Entrance level bedroom/office with a vaulted ceiling.

Family Layout: The upper level includes an open floor plan, two more bedrooms, and a 3-piece ensuite off the extra large primary bedroom. 3rd "Main" bedroom is on Entry level.

Kitchen is enhanced with extra cabinets, large peninsula and a door leading out to a large west-facing back deck for evening barbecues or relaxing with a cool drink while watching the sunset.

Finished Basement: Offers a spacious family room, two additional bedrooms, and a full 4-piece bathroom. Large storage crawl space under the entry level bedroom.

Convenient Main floor laundry.

Located on a large, pie-shaped lot in a quiet cul-de-sac with abundant off-street parking and room for a garage! (see plot plan)
Recreation Hub: Just blocks from the Abbey Centre and Eagle Builders Centre.

Outdoor Access: Close to walking paths, a pond, playgrounds, and parks.







Amenities: Minutes from shopping, schools, and restaurants and recreation centers

Just move in and relax in this inviting

Blackfalds beauty! Its a great home, isn't it!

Shouldn't it be yours?

Built in 2007

Essential Information

MLS® # A2267843 Price \$379,777

Bedrooms 5
Bathrooms 3.00
Full Baths 3

Square Footage 1,174
Acres 0.12
Year Built 2007

Type Residential Sub-Type Detached

Style Modified Bi-Level

Status Active

Community Information

Address 6 Rolling Hills Bay

Subdivision Rolling Hills
City Blackfalds

County Lacombe County

Province Alberta
Postal Code T0M 0J0

Amenities

Parking Spaces 2

Parking Off Street, Parking Pad

Interior

Interior Features Built-in Features, Ceiling Fan(s), Central Vacuum, Laminate Counters,

Open Floorplan, Vinyl Windows

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Electric

Has Basement Yes
Basement Full

Exterior

Exterior Features None

Lot Description Back Lane, City Lot, Cul-De-Sac, Front Yard, Lawn, Pie Shaped Lot,

Street Lighting

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 30th, 2025

Days on Market 1

Zoning R1M

Listing Details

Listing Office Realty Executives Alberta Elite

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