

# **\$345,000 - 37 Piper Close, Blackfalds**

MLS® #A2270247

**\$345,000**

3 Bedroom, 3.00 Bathroom, 1,260 sqft

Residential on 0.08 Acres

Panorama Estates, Blackfalds, Alberta

PRIDE OF OWNERSHIP IS EVIDENT ~ 3 BEDROOM, 3 BATHROOM SEMI DETACHED 2-STOREY ~ FULLY FENCED SOUTH FACING BACKYARD ~ Beautifully landscaped front yard offers eye catching curb appeal and welcomes you to this well cared for home ~ Covered front entry leads to a bright and spacious foyer with a large coat closet and convenient access to the attached garage ~ 9 Ft ceilings ~ The kitchen offers a functional layout with plenty of cabinet and counter space, tile backsplash, window above the sink, and a wall pantry ~ Easily host gatherings in the dining room that's flooded with natural light and offers garden door access to the south facing deck and backyard ~ 2 piece main floor bathroom ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, has a 3 piece ensuite and a huge walk in closet with built in organizers ~ Two additional bedrooms are both a generous size and share a 4 piece bathroom ~ The basement has laundry, bathroom plumbing roughed in and could easily accommodate another bedroom and family room with future development ~ Central vacuum ~ Attached garage and front driveway offer plenty of parking ~ The sunny south facing backyard is fully fenced and landscaped, includes a garden shed and offers back alley access ~ Located in Panorama Estates with easy access to multiple parks, playgrounds, walking trails, and schools with easy access to shopping and all other amenities.



Built in 2011

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2270247               |
| Price          | \$345,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,260                  |
| Acres          | 0.08                   |
| Year Built     | 2011                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 37 Piper Close   |
| Subdivision | Panorama Estates |
| City        | Blackfalds       |
| County      | Lacombe County   |
| Province    | Alberta          |
| Postal Code | T4M 0G5          |

## Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected   |
| Parking Spaces | 2                                              |
| Parking        | Alley Access, Driveway, Single Garage Attached |
| # of Garages   | 1                                              |

## Interior

|                   |                                                                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer                                                                                              |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                  |
| Cooling           | None                                                                                                                                                                                     |

|              |      |
|--------------|------|
| Has Basement | Yes  |
| Basement     | Full |

**Exterior**

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Storage                         |
| Lot Description   | Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Treed |
| Roof              | Asphalt Shingle                                                 |
| Construction      | Vinyl Siding, Wood Frame                                        |
| Foundation        | Poured Concrete                                                 |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 11th, 2025 |
| Days on Market | 3                   |
| Zoning         | R2                  |

**Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | Lime Green Realty Central |
|----------------|---------------------------|

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