

# \$819,999 - 49 Ash Close, Blackfalds

MLS® #A2201690

**\$819,999**

4 Bedroom, 3.00 Bathroom, 1,967 sqft  
Residential on 0.25 Acres

Aspen Lake, Blackfalds, Alberta

This beautifully designed 1.5-story walkout home offers over 1,900 sq. ft. of living space and was built in 2014. The spacious main living area features a large vaulted ceiling that extends through the living room, kitchen, and dining area, creating an open and inviting atmosphere. A generous front entrance provides a warm welcome with plenty of space for guests.

The upper floor is dedicated to the luxurious primary bedroom, offering a private retreat with a spacious walk-in closet and a stunning five-piece ensuite, complete with a soaker tub, double vanity, and walk-in shower.

With a total of four bedrooms and three full bathrooms, this home is perfect for families. The north-facing covered deck features exposed aggregate bottom deck and is ideal for relaxing while enjoying the outdoors. The backyard is truly a standout feature, offering a massive space for outdoor enjoyment, including a large fire pit area, a rock wall built with river limestone as a boarder, and a designated sandbox with a play center. There are also dedicated spots for a play structure and trampoline, making it an ideal space for kids and entertaining. The walkout basement leads directly to scenic walking trails, providing easy access to nature.

The large triple heated garage is equipped with 220 power, and the oversized exposed



aggregate driveway provides ample parking, including RV parking beside the house. Additional features include underground sprinklers in both the front and back yards, a built-in Sonos sound system, air conditioning, hot tub hookups, and a natural gas hookup for a BBQ.

This home is a rare find in a desirable location

Built in 2014

### **Essential Information**

MLS® #	A2201690
Price	\$819,999
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,967
Acres	0.25
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	49 Ash Close
Subdivision	Aspen Lake
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0M 0J0

### **Amenities**

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features Ceiling Fan(s), Closet Organizers, Open Floorplan, Pantry, Refrigerator, Walk-In Closet(s), Wired for Sound System

Appliances Built-In Oven, Dishwasher, Refrigerator, Washer/Dryer

Heating Central, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

**Exterior**

Exterior Features Balcony, Fire Pit, Private Yard

Lot Description Back Yard, City Lot, Pie Shape

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete



**Additional Information**

Date Listed March 14th, 2025

Days on Market 20

Zoning R-1L

**Listing Details**

Listing Office CIR Realty

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