

# **\$385,000 - 21 Rolling Hills Ridge, Blackfalds**

MLS® #A2236246

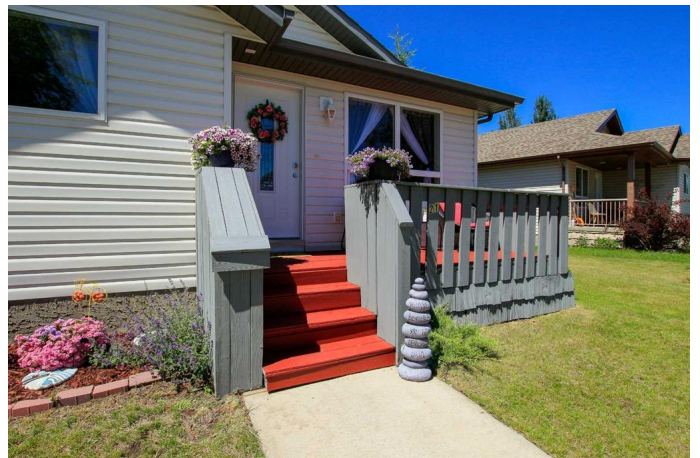
## **\$385,000**

3 Bedroom, 2.00 Bathroom, 1,012 sqft

Residential on 0.11 Acres

Briarwood, Blackfalds, Alberta

FULLY DEVELOPED 3 BEDROOM + DEN, 2 BATH BUNGALOW ~ SUNNY WEST FACING BACKYARD W/GAZEBO ~ SEPARATE BASEMENT ENTRY ~ Mature landscaping in the front yard create eye catching curb appeal ~ Front veranda overlooking the front yard welcomes you ~ Open concept main floor layout complemented by laminate flooring ~ The living room opens to the dining room with plenty of space to host large gatherings ~ The kitchen offers plenty of white cabinets, ample counter space, full tile backsplash, and a granite composite sink with windows above ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, and has a spacious walk in closet with a cheater door to the 4 piece main bathroom ~ Mud room with separate entry is just off the kitchen and has access to the deck and backyard ~ The fully finished basement has a generous size family room, wet bar area with a sink, cabinets and seating area, an oversized bedroom with ample closet space, den that could easily be converted to a bedroom, 4 piece bathroom, laundry and space for storage ~ The backyard offers a large deck with a gazebo, tons of grassy yard space, mature trees and shrubs, and is fully fenced with back alley access ~ Rear parking pad has space for two vehicles w/potential for RV parking ~ Located close to schools, shopping, parks, playgrounds, walking trails, Abbey Centre, newly built Multiplex, and easy access to QEII and Highway 2A.



Built in 2006

## Essential Information

MLS® #	A2236246
Price	\$385,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,012
Acres	0.11
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	21 Rolling Hills Ridge
Subdivision	Briarwood
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0M 0J0

## Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	2
Parking	Alley Access, Parking Pad, Gravel Driveway

## Interior

Interior Features	Chandelier, Closet Organizers, Open Floorplan, Vinyl Windows, Walk-In Closet(s), Wet Bar, Separate Entrance
Appliances	Dishwasher, Refrigerator, See Remarks, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

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

**Additional Information**

Date Listed	July 1st, 2025
Days on Market	1
Zoning	R1M

**Listing Details**

Listing Office	Lime Green Realty Inc.
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.