

# \$459,900 - 101 Aztec Crescent, Blackfalds

MLS® #A2209120

**\$459,900**

3 Bedroom, 3.00 Bathroom, 1,760 sqft

Residential on 0.10 Acres

Aurora, Blackfalds, Alberta

Brand New, Beautiful 2 storey, with quality features you'd expect by Heartfaster Construction Ltd. Bright & open living room with vinyl plank flooring & large space for furniture arrangement. The kitchen & dining area is at the back of the house, where vinyl plank flooring continues & complements neutral colored cabinets & Quartz countertops. There is a large island with room for seating and the dining area can accommodate a family-sized table. There is a great Walk-In Pantry & 2 piece bathroom to finish the main level. A wide staircase takes you upstairs where there are 3 good sized bedrooms, a 4 piece bathroom (with a window) offering spacious Quartz vanity and a 3 piece ensuite (with a window & Quartz vanity!) & his & her closets in the Primary! The Upstairs Laundry room has included side by side washer & dryer & handy built in cabinets. The basement plan outlines 2 additional bedrooms with big windows, a 4 piece bathroom & spacious family room. The back deck is 10x12 & overlooks a good sized yard, that will be sodded (front & back) The windows are Triple Glazed, in-floor heat is roughed in & there is composite decking both front & back. Lots of Value here! Completion is scheduled for May 16.

Built in 2025

## Essential Information



MLS® #	A2209120
Price	\$459,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,760
Acres	0.10
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	101 Aztec Crescent
Subdivision	Aurora
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0M7

### Amenities

Parking Spaces	2
Parking	Alley Access, Off Street, On Street

### Interior

Interior Features	Closet Organizers, No Animal Home, No Smoking Home, Pantry, Quartz Counters
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, In Floor Roughed-In
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Lawn, No Neighbours Behind, Street Lighting
Roof	Asphalt Shingle

Construction	Composite Siding, Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 7th, 2025
Days on Market	33
Zoning	R1S

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
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