

# \$399,900 - 137 Briarwood Crescent, Blackfalds

MLS® #A2234055

**\$399,900**

4 Bedroom, 3.00 Bathroom, 1,096 sqft

Residential on 0.12 Acres

Briarwood, Blackfalds, Alberta

Welcome to this well maintained 4-bedroom, 3-bathroom home, ideally situated in a quiet crescent in the town of Blackfalds. This prime location offers the perfect blend of tranquility and convenienceâ€”just around the corner from a community park and only minutes away from the Abbey Centre, one of the area's top recreational facilities in Central Alberta. Step inside to discover a bright and open main floor featuring vaulted ceilings and an abundance of natural light. Welcome to this well maintained 4-bedroom, 3-bathroom home, ideally situated in a quiet crescent in the town of Blackfalds. This prime location offers the perfect blend of tranquility and convenienceâ€”just around the corner from a community park and only minutes away from the Abbey Centre, one of the area's top recreational facilities in Central Alberta. Step inside to discover a bright and open main floor featuring vaulted ceilings and an abundance of natural light. All interior walls have been insulated, offering enhanced soundproofing and energy efficiencyâ€”perfect for a quieter, more comfortable living environment. The spacious eat-in kitchen is perfect for both everyday living and entertaining, complete with a large dining area, centre island for added prep space, corner pantry for extra storage, and newer stainless steel appliances. The master bedroom easily accommodates a king-size bed and includes a private ensuite. Central air conditioning ensures comfort year-round, while the finished basement offers a large rec roomâ€”ideal for



movie nights or family gatherings. The basement is also roughed in for in-floor heating, providing the option for cozy radiant warmth in the future. Enjoy outdoor living on the impressive two-tiered deck, featuring a screened-in section with an overhang, perfect for relaxing in any weather. The detached spacious eat-in kitchen is perfect for both everyday living and entertaining, complete with a large dining area, centre island for added prep space, corner pantry for extra storage, and newer stainless steel appliances. The master bedroom easily accommodates a king-size bed and includes a private ensuite. Central air conditioning ensures comfort year-round, while the finished basement offers a large rec roomâ€”ideal for movie nights or family gatherings. The basement is also roughed in for in-floor heating, providing the option for cozy radiant warmth in the future. Enjoy outdoor living on the impressive two-tiered deck, featuring a screened-in section with an overhang, perfect for relaxing in any weather. The detached 24' x 26' garage is a standout featureâ€”fully insulated, heated, wired for surround sound, and equipped with two 9-foot doors to fit larger vehicles. It even includes a floor drain for added functionality. The home is completed with an underground sprinkler system to keep the yard lush and green all summer long. Donâ€™t miss your chance to own this fantastic home that checks all the boxes for comfort, convenience, and value in a great family-friendly neighbourhood!

Built in 2001

**Essential Information**

MLS® #	A2234055
Price	\$399,900
Bedrooms	4
Bathrooms	3.00

Full Baths	3
Square Footage	1,096
Acres	0.12
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	137 Briarwood Crescent
Subdivision	Briarwood
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0C 0J0

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Laminate Counters, Storage, Vinyl Windows
Appliances	Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Playground, Storage
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 27th, 2025
Days on Market	9
Zoning	R-1M

**Listing Details**

Listing Office	CIR Realty
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