

# \$455,000 - 45 Cedar Crescent, Blackfalds

MLS® #A2235478

## \$455,000

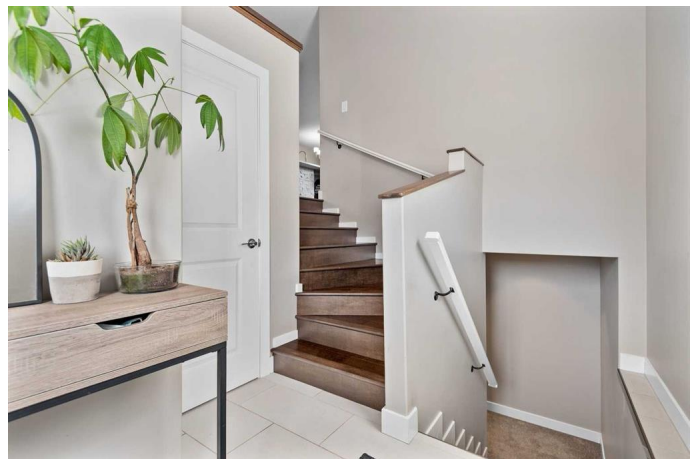
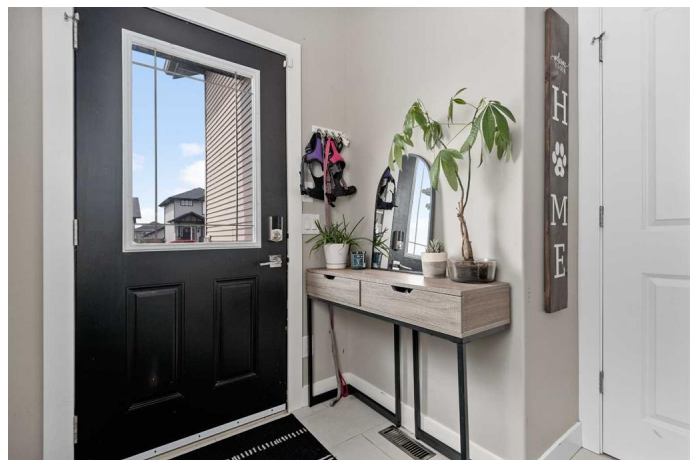
4 Bedroom, 2.00 Bathroom, 1,029 sqft

Residential on 0.10 Acres

Cottonwood Estates, Blackfalds, Alberta

Here it is! This stunning bi-level is the full package with a thoughtfully designed floorplan, upgrades you'll love AND a 24'x24' heated garage. The spacious entrance is a welcoming first impression that leads up to the bright, open concept main level. The kitchen is a cook's delight, featuring quartz countertops, a corner pantry and stainless-steel appliances. You can entertain or relax in the comfort of your living room OR step outside to the covered back deck. It's the perfect spot to lounge and enjoy! The spacious primary bedroom offers a walk-in closet, and three additional bedrooms provide plenty of space for kids, guests or a home office. The lower level is a comfortable retreat with cozy carpet, a feature shiplap TV wall and plenty of space to enjoy movie nights or family time. Enjoy the comfort of central air conditioning on hot summer days and appreciate the convenience of underground sprinklers to keep the grass lush and green. Additional perks with this home include a fenced yard, a raised garden bed, storage under the covered deck, concrete curbing, and the great garage that is not only heated but also has 220v and a workshop corner! This well-cared for home is nestled on a quiet crescent in Cottonwood Estates close to schools, playgrounds and amenities. This gem is ready for you to move in and enjoy!

Built in 2011



## Essential Information

MLS® #	A2235478
Price	\$455,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,029
Acres	0.10
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	45 Cedar Crescent
Subdivision	Cottonwood Estates
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M0A2

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Sump Pump(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden
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Lot Description	Back Lane, Garden, Landscaped, Rectangular Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 28th, 2025
Days on Market	2
Zoning	R1S

### **Listing Details**

Listing Office	CIR Realty
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