\$749,000 - 37 Arrowwood Close, Blackfalds

MLS® #A2198922

\$749,000

3 Bedroom, 2.00 Bathroom, 1,883 sqft Residential on 0.14 Acres

Aspen Lake, Blackfalds, Alberta

WOW WOW! This STUNNING 2022, 1,883 sq ft two storey True-Line Kinsmen Dream Home floorplan located at 37 Arrowwood Close in Blackfalds will be sure to impress you. There is so much detail in this home you are bound to fall in love. Your new home is located in Aspen Lakes which you have access to the Trans Canada trail system right out your front door that you are able to enjoy year-round, just check out the drone photos! Stepping inside, you will be greeted by the warm colors of this home, large front entry and woodwork throughout this home. Everything about 37 Arrowwood close is impressive including the black railing, the soaring beamed ceiling, and large windows allow for a ton of sunshine with the south facing backyard. The kitchen is functional looking onto to living room and gas fireplace. All countertops in this home are quartz and the flooring on the main floor is all luxury vinyl plank, they really didn't leave anything out on this property! The main floor laundry comes off of the heated garage and there are two bedrooms as well as a bathroom. The upper floor is consists of the primary bedroom and amazing ensuite with a dual vanity, soaker tub, floor to ceiling tiled shower & walk in closet. The office overlooks the main floor creating a sense of openness! Your new home is fully fenced, has A/C, HEATED GARAGE, COMPOSITE DECKING & great neighbors!







Essential Information

MLS® # A2198922 Price \$749.000

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Square Footage 1,883
Acres 0.14
Year Built 2022

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 37 Arrowwood Close

Subdivision Aspen Lake
City Blackfalds

County Lacombe County

Province Alberta
Postal Code T4M 0H9

Amenities

Parking Spaces 5

Parking Garage Faces Front, Heated Garage, Triple Garage Attached

of Garages 3

Interior

Interior Features Beamed Ceilings, Built-in Features, Double Vanity, High Ceilings,

Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub,

Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Yes

Cooling Central Air

Fireplace Yes
of Fireplaces 1
Fireplaces Gas

Has Basement

Basement Full, Unfinished

Exterior

Exterior Features None

Lot Description Back Lane, Back Yard, Landscaped, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 4th, 2025

Days on Market 59

Zoning R1L

Listing Details

Listing Office Royal Lepage Network Realty Corp.

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