



109 Churchill Place , Blackfalds, Alberta - \$454,900



Main Photo

Property Description

MOTIVATED SELLER! Welcome to this beautifully finished bi-level home located in desirable Cottonwood Estates — a family-friendly community close to schools, shopping, scenic walking paths, and numerous parks and green spaces. Step into a welcoming front foyer offering a view of both levels. The main floor features a bright and open-concept layout, perfect for everyday living and entertaining. The spacious living room showcases brand new modern laminate flooring and a stunning south-facing bay window that floods the space with natural light throughout the day. The dream kitchen is equipped with upgraded cabinetry, a full tile backsplash, pantry, stylish black appliances, and a raised eating bar. It seamlessly flows into the adjoining dining area, creating a functional and inviting space for meals and gatherings. The primary bedroom is a peaceful retreat, complete with a large walk-in closet and a private 3-piece ensuite. Two additional bedrooms and a full 4-piece bathroom complete the main level. The fully finished basement offers exceptional space with a massive family and games room, two more generously sized bedrooms, a



full 4-piece bathroom, and a dedicated laundry room. Recent upgrades include brand new laminate flooring throughout the lower level. The utility room features both efficiency furnace & hot water tank, a recently installed HRV system for improved air quality & operational in-floor heating. Enjoy the outdoors in the north-facing backyard, which includes a spacious two-tiered deck—perfect for summer entertaining—decorative concrete edging, and a convenient storage shed. The attached garage is insulated and drywalled, offering both comfort and practicality year-round. This home combines thoughtful design, quality updates, and a great location—making it a must-see in Cottonwood Estates.

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