

# \$634,900 - 61 Ash Close, Blackfalds

MLS® #A2217016

**\$634,900**

4 Bedroom, 4.00 Bathroom, 1,762 sqft

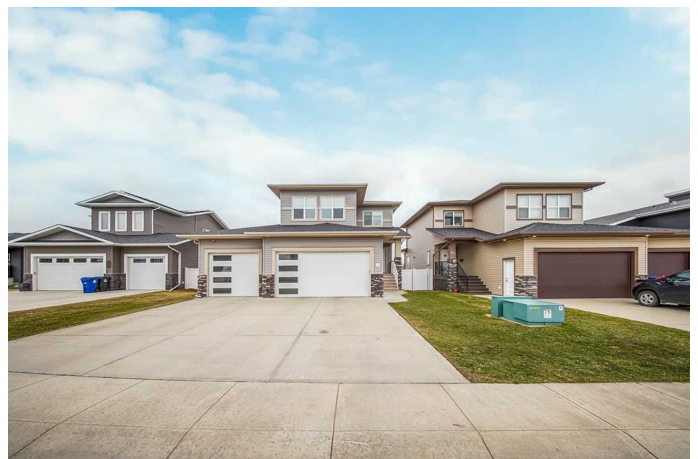
Residential on 0.14 Acres

Aspen Lake, Blackfalds, Alberta

Welcome to 61 Ash Close in Beautiful Aspen Lakes, Blackfalds!

This stunning one-owner, fully developed two-storey home offers the perfect blend of space, comfort, and convenience. Featuring 4 bedrooms, 3.5 bathrooms, and a sought-after heated triple attached garage, this home is built for family living and entertaining. Step inside to find spacious front and back entries, including a thoughtfully designed boot room with custom cubbies—ideal for keeping everything neat and organized. The main floor boasts a bright, open layout, kitchen island with granite counter tops, gas fireplace, and the A/C ensures year-round comfort.

Upstairs, there are four bedrooms and the fourth bedroom can easily be transformed into a bonus room, playroom, or home office—whatever suits your lifestyle. The primary bedroom has a tray ceiling and the ensuite is extremely spacious offering a dual vanity, shower and tub! Downstairs, the walkout basement adds even more functional living space with easy access to the outdoors. Love spending time outside? You™ll enjoy relaxing or hosting on the large back deck, which overlooks the scenic TransCanada Trail that wraps around a tranquil pond in Aspen Lakes. From your backyard, you can bike or walk the trail all the way to Lacombe. This is more than just a house—it's a lifestyle. Don™t miss your chance to own this exceptional property in a family-friendly neighbourhood close to parks, paths, and



nature. \*\*basement ceiling will be completed\*\*

Built in 2015

### Essential Information

MLS® #	A2217016
Price	\$634,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,762
Acres	0.14
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	61 Ash Close
Subdivision	Aspen Lake
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0H8

### Amenities

Parking Spaces	5
Parking	Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Tray Ceiling(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	Private Entrance
Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Lawn, Other, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 1st, 2025
Days on Market	7
Zoning	R1L

## Listing Details

Listing Office	Royal LePage Network Realty Corp.
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