

# \$385,000 - 5 Cambridge Close, Blackfalds

MLS® #A2214043

**\$385,000**

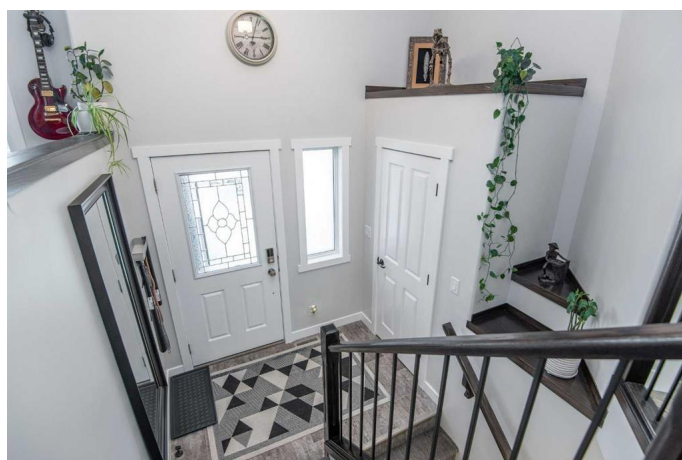
3 Bedroom, 2.00 Bathroom, 1,145 sqft

Residential on 0.12 Acres

Cottonwood Estates, Blackfalds, Alberta

## BEAUTIFUL FAMILY HOME IN COTTONWOOD ESTATES

Presenting EXCEPTIONAL VALLUE in this inviting 3-bedroom, 2-bathroom bi-level home, featuring a spacious entryway that leads you upstairs to an open-concept living, dining, and kitchen area, designed to offer seamless sightlines throughout the main floor. The home was freshly painted and boasts clean, modern, and upgraded finishes that enhance its appeal. The main floor is home to three well-appointed bedrooms, including a great primary suite complete with a walk-in closet and a full 4 piece ensuite bathroom for added convenience. The kitchen is large with a separate pantry and a peninsula offering generous counter space for the chef in the family. The bright basement is framed and provides excellent potential, ideal for creating a cozy family room along with at least two additional bedrooms and another bath. This expansive space allows you the flexibility to customize it to suit your family's unique needs. LARGE BRAND NEW 3 PANE TOP OF THE LINE WINDOWS on both levels flood the home with natural light, creating a warm and welcoming atmosphere. Add to the list a CENTRAL AIR CONDITIONER for more comfort during the hot summer days. The home features an ENORMOUS, FULLY FENCED AND LANDSCAPED back yard offering ample space to build a large garage for those in need of one. Located just two blocks from both public and Catholic schools,



this residence is nestled in the family-friendly community of Cottonwood Estates in Blackfalds.

Built in 2014

**Essential Information**

MLS® #	A2214043
Price	\$385,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,145
Acres	0.12
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	5 Cambridge Close
Subdivision	Cottonwood Estates
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0M 0A3

**Amenities**

Parking Spaces	2
Parking	Off Street

**Interior**

Interior Features	Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas, In Floor Roughed-In
Cooling	Central Air, Full

Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Fire Pit
Lot Description	City Lot, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 23rd, 2025
Days on Market	10
Zoning	R1M

## Listing Details

Listing Office	Century 21 Maximum
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