

# \$539,900 - 77 Churchill Place, Blackfalds

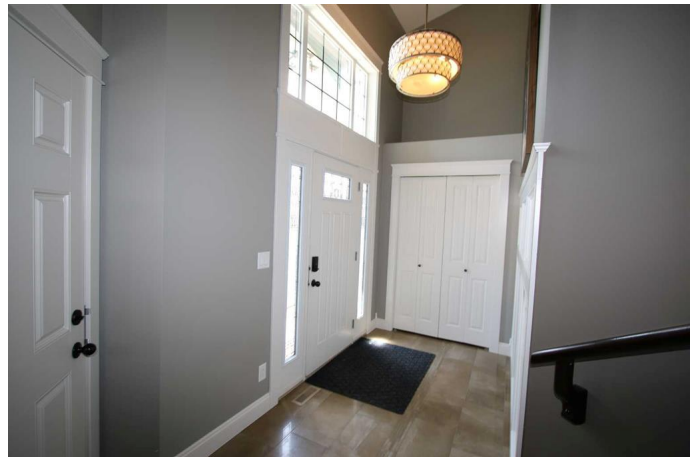
MLS® #A2235795

**\$539,900**

5 Bedroom, 3.00 Bathroom, 1,510 sqft  
Residential on 0.12 Acres

Cottonwood Estates, Blackfalds, Alberta

Stunning Upgraded Modified Bilevel â€” 5 Beds | 3 Baths | Finished Garage | A/C & In-Floor Heat. Welcome to this beautifully upgraded modified bilevel, offering 5 spacious bedrooms and 3 full bathrooms, ideally located near schools, parks, and restaurants. From the moment you arrive, you'll be impressed by the excellent curb appeal, featuring a stamped concrete bordered driveway and a charming tiled front entryway accented with decorative wainscoting. Step inside to a warm, inviting home with vaulted ceilings and hardwood stairs leading to the open-concept main floor. The kitchen is a standout with two-toned maple cabinetry, full tile backsplash, crown moldings, corner pantry with glass door, granite sink, wine storage, under-cabinet lighting, pot & pan drawers, and an induction stove â€” all enhanced by rich hardwood flooring. The bright dining area opens to a partially covered deck, perfect for BBQ and entertaining. Relax in the cozy living room featuring a gas fireplace with tile surround, white mantle, framed with elegant wainscoting. There are two generous bedrooms and a 4-piece tiled bathroom on the main level. Upstairs, the king-sized primary suite offers double windows, a ceiling fan, a walk-in closet, and a luxurious ensuite complete with a corner jetted tub and separate shower. The fully developed basement offers excellent living and entertaining space, including a family room with decorative pillars, a wet bar with maple cabinets, built-in speakers, and two



additional bedrooms—one behind double French doors (ideal for a home office). Another 4-piece tiled bathroom and a large utility/laundry room complete the lower level. Enjoy the landscaped, fully fenced yard (vinyl fencing), and a heated, fully finished garage with epoxy floors, upgraded baseboards, modern lighting, and A/C. Additional upgrades include in-floor heat, water softener, high-efficiency furnace.

Built in 2012

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2235795    |
| Price          | \$539,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,510       |
| Acres          | 0.12        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 77 Churchill Place |
| Subdivision | Cottonwood Estates |
| City        | Blackfalds         |
| County      | Lacombe County     |
| Province    | Alberta            |
| Postal Code | T4M 0B6            |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Heated Garage |
| # of Garages   | 2   |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island  |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Electric Oven, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings |
| Heating           | High Efficiency, In Floor, Forced Air   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Living Room  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | BBQ gas line, Private Yard |
| Lot Description   | Back Yard, Landscaped      |
| Roof              | Asphalt Shingle            |
| Construction      | Mixed                      |
| Foundation        | Poured Concrete            |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 30th, 2025 |
| Days on Market | 16              |
| Zoning         | R1M             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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