

# \$749,000 - 37 Arrowwood Close, Blackfalds

MLS® #A2198922

**\$749,000**

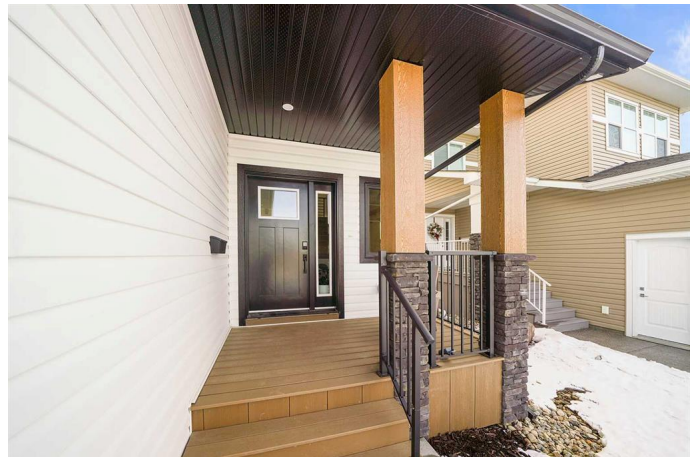
3 Bedroom, 2.00 Bathroom, 1,883 sqft

Residential on 0.14 Acres

Aspen Lake, Blackfalds, Alberta

WOW WOW 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!

Built in 2022



## 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
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
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	93
Zoning	R1L

**Listing Details**

Listing Office	Royal LePage Network Realty Corp.
----------------	-----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.