

# \$379,900 - 41 Rolling Hills Ridge, Blackfalds

MLS® #A2215130

**\$379,900**

4 Bedroom, 3.00 Bathroom, 1,197 sqft

Residential on 0.10 Acres

Rolling Hills, Blackfalds, Alberta

FULLY FINISHED 1,197 SQ FT, 4BED/3BATH HOME! Featuring at TRENDY-LOOKING BI-LEVEL, situated on a KEY-HOLE CLOSE, stucco exterior and gorgeous front deck, overlooking a tastefully manicured garden with perennials & Shrubs. Bright & open design, with a welcoming entryway, the main floor features is wide open to the living/ dinning and kitchen area, dawning with vaulted ceilings, a breakfast bar, oak cabinets and stainless steel appliances, with pantry space. The spacious primary bedroom features a 3pc ensuite, generous closet, along with an another big bedroom and full bath that finishes off the main floor. Stay cool this year with it's CENTRAL AC throughout the home, and enjoy the Summer evenings off the West-facing covered deck off the kitchen area for BBQ'ing! The perfect addition to this fully landscaped & fenced EXTENDED 120' deep lot, which is fenced for a dog-run already, storage shed and parking for numerous vehicles, ensuring you have plenty of room to build a MASSIVE GARAGE at the back. The fully permitted & inspected, finished basement features two additional spacious bedrooms, a recently completed 3-Piece bath, a stylish barn door-enclosed flex room, for either a bar(already plumbed in, a theatre room, or home office) and laundry/ mechanical room, is the perfect set up for your next move into Blackfalds. Central Vac, storage shed and all appliances come with.



Built in 2007

## Essential Information

MLS® #	A2215130
Price	\$379,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,197
Acres	0.10
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	41 Rolling Hills Ridge
Subdivision	Rolling Hills
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0M0J0

## Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad, RV Access/Parking

## Interior

Interior Features	Breakfast Bar, Central Vacuum, See Remarks
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Dog Run
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Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 26th, 2025
Days on Market	5
Zoning	R1

### **Listing Details**

Listing Office	Century 21 Advantage
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