

# \$709,900 - 64 Cyprus Road, Blackfalds

MLS® #A2174462

**\$709,900**

4 Bedroom, 4.00 Bathroom, 2,385 sqft

Residential on 0.15 Acres

Cottonwood Estates, Blackfalds, Alberta

EXECUTIVE CUSTOM BUILT 4BDRM, 4BTH 2-STOREY WALKOUT ~ SUNNY SOUTH FACING BACKYARD ~ HEATED 3 SEASON SUNROOM ~ A spacious front veranda welcomes you to this well cared for home and leads to the foyer with 19ft coffered ceilings and tile floors ~ Just off the entry is a conveniently located home office with large windows overlooking the front yard ~ Open concept layout is complemented by high ceilings creating a feeling of spaciousness ~ The stunning kitchen offers an abundance of warm stained maple cabinets loaded with pots and pan drawers and finished with crown moulding, ample granite counter space including a raised eating bar with pendant lights above, travertine tile backsplash, garburator in sink and upper cabinet lighting ~ Easily host a large family gathering in the dining room that features garden door access to the sun room and upper deck with aluminum railing, waterproof decking and a gas line ~ The living room features large south facing windows, recessed lighting and is centred by a cozy gas fireplace with stacked stone, carved wood mantle and a TV niche above ~ Mud room with garage access has ample closet space ~ 2 piece main floor bathroom ~ Open staircase leads to the upper level and overlooks the foyer below ~ The private primary bedroom can easily accommodate a king size bed plus multiple pieces of large furniture, has a massive walk in closet with built in organizers, dressers and a bench plus



a spa like ensuite featuring a huge walk in shower with dual shower heads, double vanity with added cabinets, oversized jetted tub and a water closet ~ 2 Additional bedrooms located on the upper level are both a generous size and share a 5 piece bathroom ~ Upper level laundry is located in it's own room, has built in cabinets and a sink ~ Lighted stairs with built in niches lead to the walkout basement with 9ft. ceilings and operational underfloor heat ~ The huge family room with large above grade windows has tons of room for entertaining plus garden door access to the lower covered deck (with wiring for a hot tub) that spans the entire width of the home ~ 4th bedroom is located next to the 4 piece basement bathroom ~ Additional features and updates include; central air conditioning, central vacuum, wired for sound inside and out, transom windows and storage niches throughout, extensive tile work throughout, exterior hot and cold taps ~ Triple attached garage is insulated, finished with drywall, has two overhead doors, man door to the backyard, floor drains and hot and cold taps ~ The sunny south facing backyard is fully fenced with vinyl fencing and back alley access, beautifully landscaped with mature trees, garden beds with concrete edging, raised garden beds, includes the shed and has in ground sprinklers (front and back) ~ Located close to multiple parks, schools, walking trails and shopping ~ Pride of ownership is evident!

Built in 2012

### **Essential Information**

MLS® #	A2174462
Price	\$709,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	2,385
Acres	0.15
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	64 Cyprus Road
Subdivision	Cottonwood Estates
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0C5

### Amenities

Utilities	Electricity Available, Natural Gas Available
Parking Spaces	5
Parking	Concrete Driveway, Garage Door Opener, Garage Faces Front, Insulated, Additional Parking, Alley Access, Heated Garage, Oversized, Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Breakfast Bar, Crown Molding, Open Floorplan, Pantry, Walk-In Closet(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Vinyl Windows, Jetted Tub, No Animal Home, No Smoking Home, Recessed Lighting, Soaking Tub, Separate Entrance, Storage, Tray Ceiling(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Central Air Conditioner, Electric Stove, Garage Control(s), Microwave, See Remarks, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, See Remarks, Stone
Has Basement	Yes
Basement	Full, Exterior Entry, Finished, Walk-Out

**Exterior**

Exterior Features	Other, Private Entrance, Private Yard, Storage
Lot Description	Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	October 21st, 2024
Days on Market	142
Zoning	R-1L

**Listing Details**

Listing Office	Lime Green Realty Inc.
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