

# \$549,000 - 81 Laurel Close, Blackfalds

MLS® #A2234997

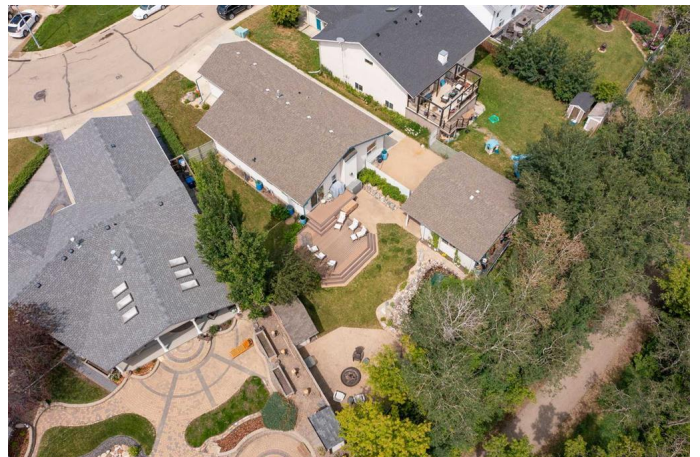
**\$549,000**

4 Bedroom, 3.00 Bathroom, 1,481 sqft

Residential on 0.22 Acres

Laurel, Blackfalds, Alberta

DETACHED GARAGE | ATTACHED GARAGE | RARE LOCATION | Welcome to your dream home at 81 Laurel Close in the growing and desirable community of Blackfalds! Once you enter you're greeted by a foyer that flows into a spacious and open living area, 1 of the many benefits to a bungalow. The VAULTED CEILINGS create an open atmosphere that is then enhanced by the track lighting in the kitchen. Complete with a pantry, hardwood floors and under counter lighting. This is the perfect entertaining area, as all of the windows provide an amazing view, while the fireplace allows for a cozy and inviting feel. The main floor offers two bedrooms PLUS AN OFFICE space, perfect for remote work or study. The primary bedroom features an ENSUITE and WALK IN CLOSET, ensuring privacy and comfort. Convenience is key with a practical mudroom and bathroom accessible directly from the ATTACHED GARAGE (1st of 2 garages), making everyday life effortless. As you descend downstairs, the NEAR 3000 SQFT of total living space starts to excel as you witness the expansive recreation room. Featuring a gas fireplace ideal for entertaining or relaxing evenings. Enjoy the bonus of a built-in WET BAR, great for hosting friends and family gatherings. The basement includes two sizable bedrooms, ample storage, utility space and lastly don't forget about the complete and separate LAUNDRY ROOM. Stepping outside is the truly mesmerizing part, as it has been beautifully landscaped and maintained. This



backyard is a true oasis with a fully functioning POND and calming waterfall, all fully fenced for privacy. A PAVED DRIVEWAY leads to the additional DETACHED GARAGE, providing ample space for vehicles, RVs, ATVs, outdoor gear and more... With scenic trees, walking trails and ponds right outside your back gate, nature is literally at your doorstep. This home perfectly combines comfort, convenience, and the love of outdoor living. Amenities within 1km of home: Abbey Centre (OUTDOOR POOL), Eagles Builder Centre (Home Of Local BCHL Team), Ball Park, Mountain Bike Park, Gas Station, HIGHWAY 2, Grocery stores (under 2km). This home must be seen to be appreciated...Don't miss out on this exceptionally RARE property!

Built in 2000

### **Essential Information**

MLS® #	A2234997
Price	\$549,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,481
Acres	0.22
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	81 Laurel Close
Subdivision	Laurel
City	Blackfalds
County	Lacombe County
Province	Alberta

Postal Code T0M 0J0

### Amenities

Parking Spaces 8

Parking Double Garage Attached, Double Garage Detached, Parking Pad, RV Access/Parking

# of Garages 4

### Interior

Interior Features Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Appliances Dishwasher, Microwave, Refrigerator, Stove(s)

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 2

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features Private Yard, Storage

Lot Description Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Irregular Lot, Landscaped, Lawn, Street Lighting

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

### Additional Information

Date Listed June 27th, 2025

Days on Market 6

Zoning R1L

### Listing Details

Listing Office Royal LePage Network Realty Corp.

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