

\$469,900 - 109 Churchill Place, Blackfalds

MLS® #A2232422

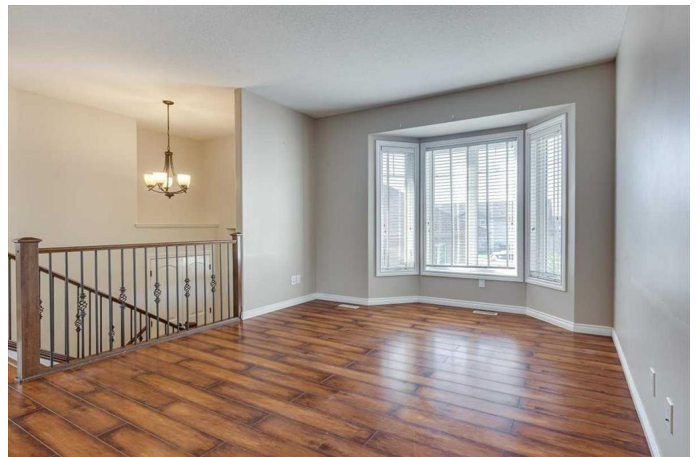
\$469,900

5 Bedroom, 3.00 Bathroom, 1,216 sqft
Residential on 0.12 Acres

Cottonwood Estates, Blackfalds, Alberta

Welcome to this beautifully finished bi-level home located in desirable Cottonwood Estates â€” a family-friendly community close to schools, shopping, scenic walking paths, and numerous parks and green spaces. Step into a welcoming front foyer offering a view of both levels. The main floor features a bright and open-concept layout, perfect for everyday living and entertaining. The spacious living room showcases rich laminate flooring and a stunning south-facing bay window that floods the space with natural light throughout the day.

The dream kitchen is equipped with upgraded cabinetry, a full tile backsplash, pantry, stylish black appliances, and a raised eating bar. It seamlessly flows into the adjoining dining area, creating a functional and inviting space for meals and gatherings. The primary bedroom is a peaceful retreat, complete with a large walk-in closet and a private 3-piece ensuite. Two additional bedrooms and a full 4-piece bathroom complete the main level. The fully finished basement offers exceptional space with a massive family and games room, two more generously sized bedrooms, a full 4-piece bathroom, and a dedicated laundry room. Recent upgrades include brand new laminate flooring throughout the lower level. The utility room features both efficiency furnace & hot water tank, a recently installed HRV system for improved air quality & operational in-floor heating. Enjoy the outdoors in the north-facing backyard, which includes a spacious two-tiered deckâ€”perfect



for summer entertainingâ€”decorative concrete edging, and a convenient storage shed. The attached garage is insulated and drywalled, offering both comfort and practicality year-round. This home combines thoughtful design, quality updates, and a great locationâ€”making it a must-see in Cottonwood Estates.

Built in 2011

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2232422 |
| Price | \$469,900 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,216 |
| Acres | 0.12 |
| Year Built | 2011 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 109 Churchill Place |
| Subdivision | Cottonwood Estates |
| City | Blackfalds |
| County | Lacombe County |
| Province | Alberta |
| Postal Code | T4M0B7 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 2 |
| Parking | Concrete Driveway, Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer |
| Heating | Forced Air, Natural Gas, In Floor |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | BBQ gas line |
| Lot Description | Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Level |
| Roof | Asphalt Shingle |
| Construction | Brick, Stone, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 19th, 2025 |
| Days on Market | 75 |
| Zoning | R1M |

Listing Details

| | |
|----------------|----------------------|
| Listing Office | Century 21 Advantage |
|----------------|----------------------|

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