

# \$649,900 - 6 Aura Drive, Blackfalds

MLS® #A2232989

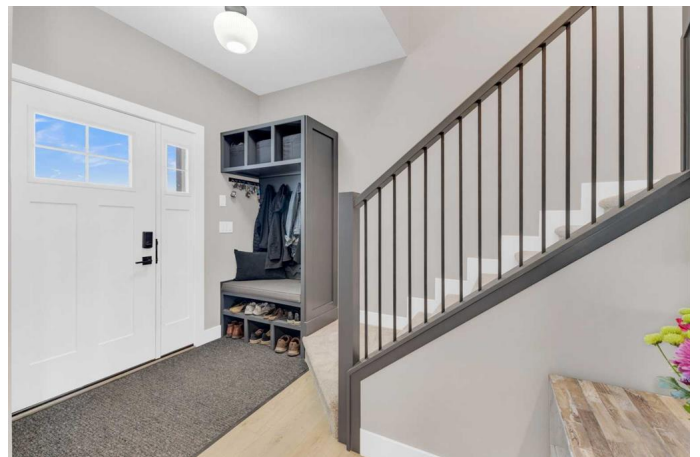
## \$649,900

4 Bedroom, 4.00 Bathroom, 1,526 sqft

Residential on 0.14 Acres

Aurora, Blackfalds, Alberta

Built by Ridgestone Homes, this 2024 show home offers thoughtful design, high-end finishes, and a layout that will impress even the most discerning buyer. Fully finished inside and out, this stunning walkout property features 4 bedrooms (3 up), 3.5 bathrooms, and offers a playground so close you can watch your kids from the deck. The entryway welcomes you with a custom built-in closet w/ storage compartments, and a conveniently located 2-piece bath just off to the side. As you move through the main level, you'll be captivated by upscale details including a grand staircase, curved archway, custom wainscoting, built-in shelving, upgraded wide vinyl plank flooring, and an elegant electric fireplace with built-in mantle storage. The kitchen is a true showstopper—crafted with a beautifully curated colour palette, full-height cabinetry, granite countertops, stunning backsplash, undermount granite sink, large island with extra storage, and a pantry. Additional highlights include stainless steel appliances, open shelving for added decor, and a dedicated pull-out for garbage and recycling. Sliding patio doors lead to an 18'x12' no-maintenance deck with black aluminum railings, a gas line for your BBQ, and uninterrupted views to the northeast. Off the garage includes main floor laundry, complete with a folding table, east-facing window for natural light, and another custom closet for everyday functionality. Upstairs, the primary suite features a stylish feature wall, walk-in



closet, and a bright 3-piece ensuite with a fully tiled shower. Two additional bedrooms, a 4-piece bath, and a linen closet complete the upper level. The builder-finished walkout basement provides additional living space, a fourth bedroom, 4-piece bathroom, and an exceptionally organized utility room. Step outside to the covered concrete patio and enjoy a really good sized fully fenced yard with an impressive lawn. The oversized attached garage is heated and finished to match the upscale interior. It includes a floor drain, hot/cold taps, and was painted for a clean, polished look. Additional upgrades include brand new A/C for summer comfort, a Clean Comfort HRV system for improved air quality, central vacuum, hot water on demand, water softener, and rough-in for in-floor heat in the basement. This home is a masterpiece!

Built in 2024

**Essential Information**

MLS® #	A2232989
Price	\$649,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,526
Acres	0.14
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	6 Aura Drive
Subdivision	Aurora

City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0N3

### Amenities

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

### Interior

Interior Features	Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Free Standing, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line
Lot Description	Backs on to Park/Green Space, Lawn, Rectangular Lot
Roof	Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 2nd, 2025
Days on Market	10
Zoning	R-1M

### Listing Details

Listing Office	CIR Realty
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