

# \$539,900 - 77 Churchill Place, Blackfalds

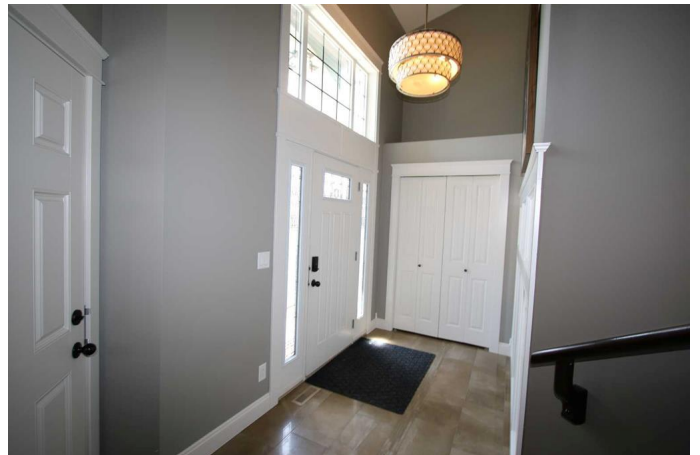
MLS® #A2235795

**\$539,900**

5 Bedroom, 3.00 Bathroom, 1,510 sqft  
Residential on 0.12 Acres

Cottonwood Estates, Blackfalds, Alberta

Stunning Upgraded Modified Bilevel – 5 Beds | 3 Baths | Finished Garage | A/C & In-Floor Heat. Welcome to this beautifully upgraded modified bilevel, offering 5 spacious bedrooms and 3 full bathrooms, ideally located near schools, parks, and restaurants. From the moment you arrive, you'll be impressed by the excellent curb appeal, featuring a stamped concrete bordered driveway and a charming tiled front entryway accented with decorative wainscoting. Step inside to a warm, inviting home with vaulted ceilings and hardwood stairs leading to the open-concept main floor. The kitchen is a standout with two-toned maple cabinetry, full tile backsplash, crown moldings, corner pantry with glass door, granite sink, wine storage, under-cabinet lighting, pot & pan drawers, and an induction stove – all enhanced by rich hardwood flooring. The bright dining area opens to a partially covered deck, perfect for BBQ and entertaining. Relax in the cozy living room featuring a gas fireplace with tile surround, white mantle, framed with elegant wainscoting. There are two generous bedrooms and a 4-piece tiled bathroom on the main level. Upstairs, the king-sized primary suite offers double windows, a ceiling fan, a walk-in closet, and a luxurious ensuite complete with a corner jetted tub and separate shower. The fully developed basement offers excellent living and entertaining space, including a family room with decorative pillars, a wet bar with maple cabinets, built-in speakers, and two



additional bedroomsâ€”one behind double French doors (ideal for a home office). Another 4-piece tiled bathroom and a large utility/laundry room complete the lower level. Enjoy the landscaped, fully fenced yard (vinyl fencing), and a heated, fully finished garage with epoxy floors, upgraded baseboards, modern lighting, and A/C. Additional upgrades include in-floor heat, water softener, high-efficiency furnace.

Built in 2012

### Essential Information

MLS® #	A2235795
Price	\$539,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,510
Acres	0.12
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	77 Churchill Place
Subdivision	Cottonwood Estates
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0B6

### Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage, Front Drive
# of Garages	2

## Interior

Interior Features	Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Electric Oven
Heating	High Efficiency, In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	June 30th, 2025
Days on Market	2
Zoning	R1M

## Listing Details

Listing Office	CIR Realty
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