

\$379,777 - 6 Rolling Hills Bay, Blackfalds

MLS® #A2267843

\$379,777

5 Bedroom, 3.00 Bathroom, 1,174 sqft

Residential on 0.12 Acres

Rolling Hills, Blackfalds, Alberta

Blackfalds Gem: Designer 5-Bedroom

Modified Bi-Level on a Pie Lot

This gorgeous, modified bi-level offers a designer aesthetic in a fantastic Blackfalds location. Featuring 5 bedrooms and 3 bathrooms, this home is perfectly staged and ready for you.

Open Concept Living: Stunning entrance with a fireplace accent wall, beadboard, wood mantle, and built-in benches.

Versatile Space: Entrance level bedroom/office with a vaulted ceiling.

Family Layout: The upper level includes an open floor plan, two more bedrooms, and a 3-piece ensuite off the extra large primary bedroom. 3rd "Main" bedroom is on Entry level.

Kitchen is enhanced with extra cabinets, large peninsula and a door leading out to a large west-facing back deck for evening barbecues or relaxing with a cool drink while watching the sunset.

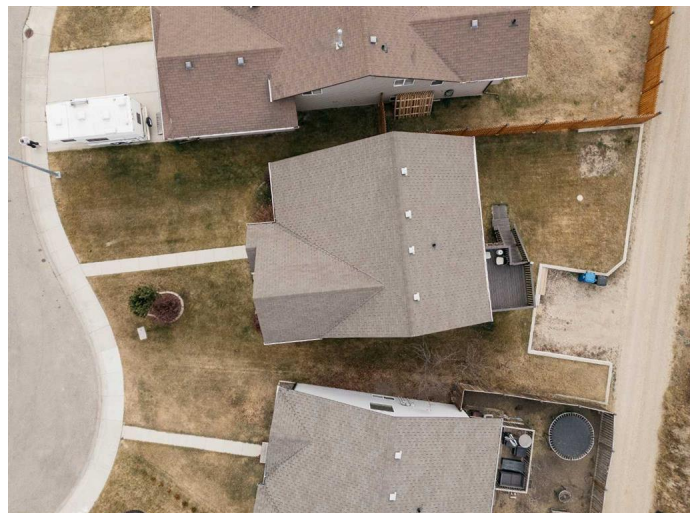
Finished Basement: Offers a spacious family room, two additional bedrooms, and a full 4-piece bathroom. Large storage crawl space under the entry level bedroom.

Convenient Main floor laundry.

Located on a large, pie-shaped lot in a quiet cul-de-sac with abundant off-street parking and room for a garage! (see plot plan)

Recreation Hub: Just blocks from the Abbey Centre and Eagle Builders Centre.

Outdoor Access: Close to walking paths, a pond, playgrounds, and parks.



Amenities: Minutes from shopping, schools,
and restaurants and recreation centers
Just move in and relax in this inviting
Blackfalds beauty! Its a great home, isn't it!
Shouldn't it be yours?

Built in 2007

Essential Information

MLS® #	A2267843
Price	\$379,777
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,174
Acres	0.12
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

Community Information

Address	6 Rolling Hills Bay
Subdivision	Rolling Hills
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0M 0J0

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Laminate Counters, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

	Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
Lot Description	Back Lane, City Lot, Cul-De-Sac, Front Yard, Lawn, Pie Shaped Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 30th, 2025
Days on Market	4
Zoning	R1M

Listing Details

Listing Office	Realty Executives Alberta Elite
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.