

\$769,900 - 68 Cyprus Road, Blackfalds

MLS® #A2270263

\$769,900

5 Bedroom, 3.00 Bathroom, 1,673 sqft

Residential on 0.15 Acres

Cottonwood Meadows, Blackfalds, Alberta

This spectacular walkout bungalow built by Artison Homes is sure to impress, offering over 3,000 sq ft of beautifully finished living space with every detail thoughtfully designed.

Featuring 5 bedrooms, 3 bathrooms, a theater room, wet bar, exercise room, and a triple-attached garage, this home truly has it all.

From the moment you step inside, youâ€™™ll love the grand front entrance and versatile front office/bedroom, leading into a stunning living room with soaring 11â€™™ ceilings and a cozy gas fireplace. The open concept layout is ideal for entertaining family and friends, flowing seamlessly into the chef-inspired kitchen with upgraded granite countertops, soft-close cabinetry, stainless appliances, and a corner pantry for plenty of extra storage. Step out onto the south-facing deck, the perfect spot to enjoy your morning coffee or unwind at the end of the day.

The primary suite offers a peaceful retreat with a walk-in closet and a spa-like 5-piece ensuite featuring a tiled shower, 6â€™™ soaker tub, and dual sinks.

The main floor is complete with a third bedroom, 4-pc bathroom, laundry room, and access to the triple-front attached (heated) garage.

Downstairs, the walkout basement is bright and inviting, boasting a massive family/games room, large windows, and a wet bar with granite countertop. Youâ€™™ll also find two spacious bedrooms, a 4-pc bathroom, a home



theater room, and an exercise room that could easily serve as a sixth bedroom if needed. Enjoy the comfort of in-floor heating throughout the lower level and Central A/C in the summer.

The backyard is fully fenced (vinyl) and landscaped, walkout onto the stamped concrete patio and into your hot tub with plenty of privacy.

Recent Updates: Washer & Dryer (2024), Samsung Bespoke Fridge (2024), Dishwasher (2024), HWT (2 years), In-Floor Heat (serviced last winter “ 2024), Furnace (new fan controller “ 2025), Fresh Paint, New Light Fixtures.

Built in 2014

Essential Information

MLS® #	A2270263
Price	\$769,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,673
Acres	0.15
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	68 Cyprus Road
Subdivision	Cottonwood Meadows
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0C5

Amenities

Parking Spaces	3
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Cul-De-Sac, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 12th, 2025
Days on Market	9
Zoning	R-1L

Listing Details

Listing Office	Century 21 Maximum
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