

\$519,000 - 38 Rolling Hills Bay, Blackfalds

MLS® #A2271285

\$519,000

3 Bedroom, 3.00 Bathroom, 1,790 sqft

Residential on 0.11 Acres

Rolling Hills, Blackfalds, Alberta

Step into this original-owner 2-storey residence situated on a generous 4,886 sq ft pie shaped lot backing onto a park in the desirable "Rolling Hills" neighbourhood of Blackfalds.

The main level features a bright foyer with soaring high ceilings, and an open-concept layout that flows seamlessly from the kitchen into the dining and living areas. Large windows flood the space with natural light, while the modern colour palette lends a fresh, clean feel.

The well-appointed kitchen boasts cabinetry, island workspace, pantry, and direct access to the yard "perfect for entertaining or family living. A convenient powder room rounds out the main floor.

Upstairs, you'll find three spacious bedrooms and two full bathrooms arranged in a smart, split-floor fashion that creates separation between the master suite and the additional sleeping areas. The master suite includes a walk-in closet and its own ensuite.

The unfinished full basement presents excellent potential for future development design your ideal recreation room, extra bedrooms or home office. The attached two-car heated garage with 12 foot ceilings adds year-round comfort, and central air ensures cool summers.

Outside find a private backyard that backs onto a park and a deck with propane bbq. Located close to schools, the community skate park, biking track and the acclaimed Abbey



Center.

Built in 2013

Essential Information

MLS® #	A2271285
Price	\$519,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,790
Acres	0.11
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	38 Rolling Hills Bay
Subdivision	Rolling Hills
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0M 0J0

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	High Efficiency
Cooling	Central Air
Has Basement	Yes

Basement Full

Exterior

Exterior Features BBQ gas line, Playground, Uncovered Courtyard
Lot Description Backs on to Park/Green Space
Roof Asphalt Shingle
Construction Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed November 18th, 2025
Days on Market 3
Zoning R1

Listing Details

Listing Office eXp Realty

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