

\$489,900 - 37 Churchill, Blackfalds

MLS® #A2252026

\$489,900

5 Bedroom, 3.00 Bathroom, 1,247 sqft

Residential on 0.13 Acres

Cottonwood Estates, Blackfalds, Alberta

This well-cared-for home immediately stands out with its custom landscaping and decorative curbing, all backing onto a walking path. A spacious tiled entry welcomes you inside, where vaulted ceilings draw you up to the main living area. Built by Falcon Homes, this sought-after floor plan offers two bedrooms and a full four-piece bath on the main level, with the kitchen, dining, and living spaces designed for open-concept entertaining. The kitchen features dark cabinetry, stainless steel appliances, a corner pantry, and a black granite sink. From the dining area, garden doors open to a recently refinished oversized deck, perfect for overlooking the expansive yard and flower gardens. Enclosed storage beneath the deck adds practicality and keeps outdoor items organized.

Above the garage, the private primary suite includes a walk-in closet and three-piece ensuite. The fully finished basement provides additional living space with a large family room, extra bedrooms, and another full bath. One particularly spacious room with French doors is currently set up as storage but could easily transition into a fifth bedroom with the addition of flooring. There's also convenient storage tucked under the stairs.

Notable upgrades include air conditioning (installed in 2023), roughed-in in-floor heating, a newer hot water tank, and custom blinds throughout the upper levels. This property is



ideally located just a short walk from Iron Ridge Intermediate and St. Gregory the Great schools, making it an excellent choice for families.

Built in 2012

Essential Information

MLS® #	A2252026
Price	\$489,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,247
Acres	0.13
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

Community Information

Address	37 Churchill
Subdivision	Cottonwood Estates
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0B6

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Walk-In Closet(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan,

	Refrigerator, Window Coverings
Heating	In Floor Roughed-In, Forced Air, Natural Gas
Cooling	Central Air, Rough-In
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Landscaped, Lawn, Rectangular Lot
Roof	Fiberglass
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 1st, 2025
Days on Market	27
Zoning	R1M

Listing Details

Listing Office	Real Broker
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