

\$454,900 - 109 Churchill Place, Blackfalds

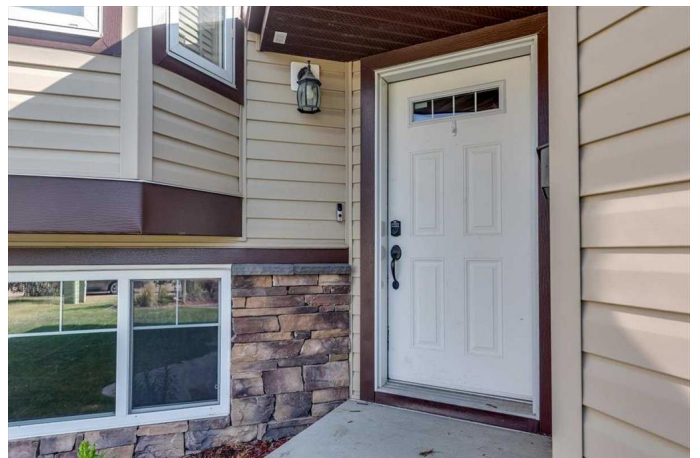
MLS® #A2232422

\$454,900

5 Bedroom, 3.00 Bathroom, 1,216 sqft
Residential on 0.12 Acres

Cottonwood Estates, Blackfalds, Alberta

MOTIVATED SELLER! Welcome to this beautifully finished bi-level home located in desirable Cottonwood Estates – a family-friendly community close to schools, shopping, scenic walking paths, and numerous parks and green spaces. Step into a welcoming front foyer offering a view of both levels. The main floor features a bright and open-concept layout, perfect for everyday living and entertaining. The spacious living room showcases brand new modern laminate flooring and a stunning south-facing bay window that floods the space with natural light throughout the day. The dream kitchen is equipped with upgraded cabinetry, a full tile backsplash, pantry, stylish black appliances, and a raised eating bar. It seamlessly flows into the adjoining dining area, creating a functional and inviting space for meals and gatherings. The primary bedroom is a peaceful retreat, complete with a large walk-in closet and a private 3-piece ensuite. Two additional bedrooms and a full 4-piece bathroom complete the main level. The fully finished basement offers exceptional space with a massive family and games room, two more generously sized bedrooms, a full 4-piece bathroom, and a dedicated laundry room. Recent upgrades include brand new laminate flooring throughout the lower level. The utility room features both efficiency furnace & hot water tank, a recently installed HRV system for improved air quality & operational in-floor heating. Enjoy the



outdoors in the north-facing backyard, which includes a spacious two-tiered deckâ€”perfect for summer entertainingâ€”decorative concrete edging, and a convenient storage shed. The attached garage is insulated and drywalled, offering both comfort and practicality year-round. This home combines thoughtful design, quality updates, and a great locationâ€”making it a must-see in Cottonwood Estates.

Built in 2011

Essential Information

MLS® #	A2232422
Price	\$454,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,216
Acres	0.12
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	109 Churchill Place
Subdivision	Cottonwood Estates
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M0B7

Amenities

Parking Spaces	2
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

Interior

Interior Features	Closet Organizers, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), No Animal Home
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Front Yard, Landscaped, Fruit Trees/Shrub(s), Level
Roof	Asphalt Shingle
Construction	Brick, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 19th, 2025
Days on Market	86
Zoning	R1M

Listing Details

Listing Office	Century 21 Advantage
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