

# \$619,900 - 40 Cyprus Road, Blackfalds

MLS® #A2214542

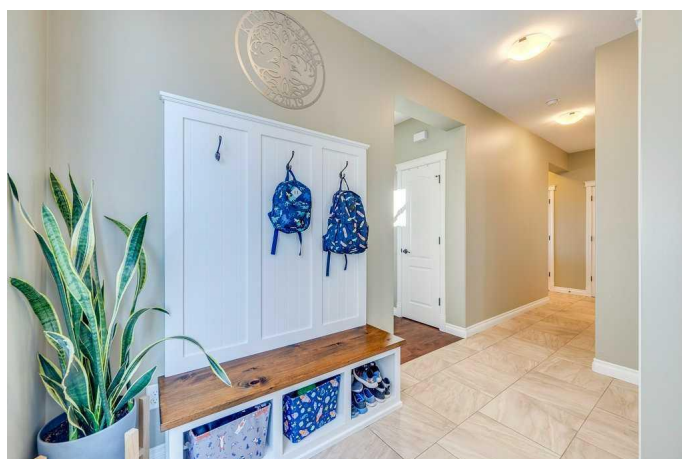
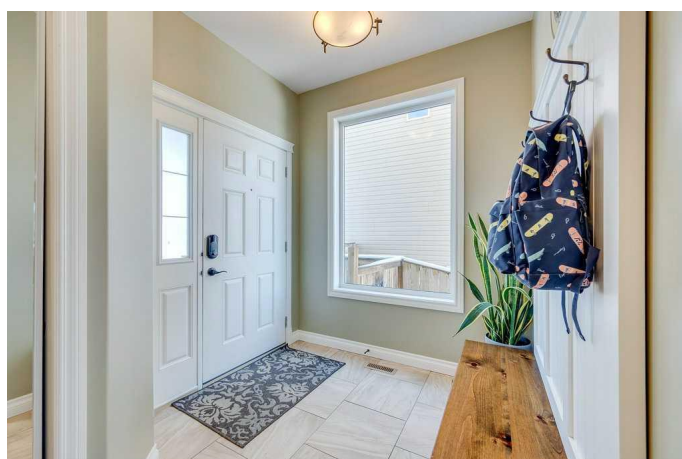
**\$619,900**

4 Bedroom, 4.00 Bathroom, 2,104 sqft

Residential on 0.14 Acres

Cottonwood Estates, Blackfalds, Alberta

Welcome to this beautifully appointed 2,104 sq ft two-storey home nestled in the sought-after, family-friendly community of Cottonwood Estates. With a fully developed walkout basement and a spacious triple attached garage, this home offers all the space and features today's families are looking for. The main floor is warm and inviting, featuring a generous family room with a cozy gas fireplace, hardwood floors, and large windows that flood the space with natural light. The chef's kitchen is a standout with its granite countertops, large island, ample cabinetry, pantry, and plenty of workspace—perfect for both everyday living and entertaining. Just off the kitchen is a bright dining area that leads through a garden door to a large, partially covered, south-facing deck—ideal for enjoying sunny afternoons and evening barbecues. A 2-piece powder room completes the main floor. Upstairs, a spacious bonus room provides extra space for relaxing or entertaining, along with three comfortable bedrooms including a luxurious primary suite complete with a 5-piece ensuite. A 4-piece main bathroom and a separate laundry room add convenience to this well-designed upper level. The fully finished walkout basement adds even more living space, featuring a large family room, additional bedroom, 3-piece bathroom, and a spacious utility/storage room. The triple attached garage includes a tandem door on one bay, offering easy access to the fully fenced and landscaped backyard. This



home is truly a complete package for any family looking to settle in a welcoming and vibrant neighborhood.

Built in 2012

**Essential Information**

MLS® #	A2214542
Price	\$619,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,104
Acres	0.14
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	40 Cyprus Road
Subdivision	Cottonwood Estates
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0C5

**Amenities**

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

**Interior**

Interior Features	Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	None
Lot Description	Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 24th, 2025
Days on Market	3
Zoning	R1L

## Listing Details

Listing Office	Royal LePage Network Realty Corp.
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