

\$419,000 - 6 Rolling Hills Bay, Blackfalds

MLS® #A2253831

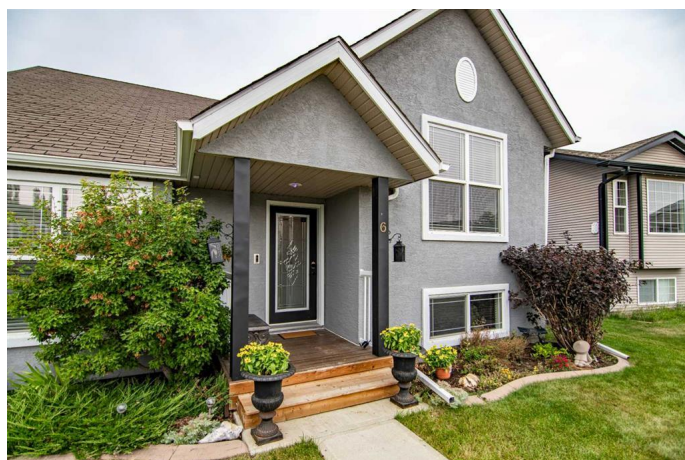
\$419,000

5 Bedroom, 3.00 Bathroom, 1,182 sqft

Residential on 0.10 Acres

Rolling Hills, Blackfalds, Alberta

Welcome to this bright and airy 5 bedroom, 3 bathroom home boasting over 2,290 sq ft. of thoughtfully designed living space. Upon entering this warm and inviting bi-level, you are greeted with a home office space, a guest bedroom or even a music room with vaulted ceiling. As you continue up to the main floor, which is filled with lots of natural light, you will be greeted with an open concept kitchen with large pantry and stainless steel appliances. A large dining area and living room with fireplace, perfect for family living and entertaining. Three bedrooms, two bathrooms and main floor laundry for convenience. The fully developed basement offers a spacious family room, two additional bedrooms, and a full bathroom. The property features a generous yard with endless possibilities – whether you envision a play space for kids, or a garden oasis. A spacious deck extends your living space outdoors, creating the perfect spot for BBQs, family gatherings, or simply relaxing on summer evenings. The deck will be freshly painted, giving it a clean and welcoming look for the new owners to enjoy right away. You'll also find a parking pad with potential for a future garage. Located on a peaceful cul-de-sac, this home is close to excellent amenities including the new High School, Abbey Center with its outdoor aquatic park and water slides, as well as parks, trails, playgrounds, BMX and skateboard park. Families will also love the Eagle Builders Centre for hockey, skating, and ringette, plus



the impressive 14,000 sq ft community library and minutes from 18 hole championship golf course, Sylvan Lake and Red Deer. This home truly blends comfort, convenience, and community – ready for you to move in and make it yours! You Don't want to miss this gem of a home. Book your showing today!

Built in 2008

Essential Information

MLS® #	A2253831
Price	\$419,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,182
Acres	0.10
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	6 Rolling Hills Bay
Subdivision	Rolling Hills
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0M 0J0

Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad

Interior

Interior Features	Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Built-In Electric Range, Dishwasher, Electric Stove, Microwave Hood

	Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn
Roof	Asphalt
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2025
Days on Market	19
Zoning	R1

Listing Details

Listing Office	Coldwell Banker Mountain Central
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