

# \$399,900 - 137 Briarwood Crescent, Blackfalds

MLS® #A2234055

**\$399,900**

4 Bedroom, 3.00 Bathroom, 1,096 sqft

Residential on 0.12 Acres

Briarwood, Blackfalds, Alberta

Welcome to this well maintained 4-bedroom, 3-bathroom home, ideally situated in a quiet crescent in the town of Blackfalds. This prime location offers the perfect blend of tranquility and convenienceâ€”just around the corner from a community park and only minutes away from the Abbey Centre, one of the area's top recreational facilities in Central Alberta. Step inside to discover a bright and open main floor featuring vaulted ceilings and an abundance of natural light. Welcome to this well maintained 4-bedroom, 3-bathroom home, ideally situated in a quiet crescent in the town of Blackfalds. This prime location offers the perfect blend of tranquility and convenienceâ€”just around the corner from a community park and only minutes away from the Abbey Centre, one of the area's top recreational facilities in Central Alberta. Step inside to discover a bright and open main floor featuring vaulted ceilings and an abundance of natural light. All interior walls have been insulated, offering enhanced soundproofing and energy efficiencyâ€”perfect for a quieter, more comfortable living environment. The spacious eat-in kitchen is perfect for both everyday living and entertaining, complete with a large dining area, centre island for added prep space, corner pantry for extra storage, and newer stainless steel appliances. The master bedroom easily accommodates a king-size bed and includes a private ensuite. Central air conditioning ensures comfort year-round, while the finished basement offers a large rec roomâ€”ideal for



movie nights or family gatherings. The basement is also roughed in for in-floor heating, providing the option for cozy radiant warmth in the future. Enjoy outdoor living on the impressive two-tiered deck, featuring a screened-in section with an overhang, perfect for relaxing in any weather. The detached spacious eat-in kitchen is perfect for both everyday living and entertaining, complete with a large dining area, centre island for added prep space, corner pantry for extra storage, and newer stainless steel appliances. The master bedroom easily accommodates a king-size bed and includes a private ensuite. Central air conditioning ensures comfort year-round, while the finished basement offers a large rec room—ideal for movie nights or family gatherings. The basement is also roughed in for in-floor heating, providing the option for cozy radiant warmth in the future. Enjoy outdoor living on the impressive two-tiered deck, featuring a screened-in section with an overhang, perfect for relaxing in any weather. The detached 24' x 26' garage is a standout feature—fully insulated, heated, wired for surround sound, and equipped with two 9-foot doors to fit larger vehicles. It even includes a floor drain for added functionality. The home is completed with an underground sprinkler system to keep the yard lush and green all summer long. Don't miss your chance to own this fantastic home that checks all the boxes for comfort, convenience, and value in a great family-friendly neighbourhood!

Built in 2001

**Essential Information**

MLS® #	A2234055
Price	\$399,900
Bedrooms	4
Bathrooms	3.00

Full Baths	3
Square Footage	1,096
Acres	0.12
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	137 Briarwood Crescent
Subdivision	Briarwood
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0C 0J0

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Laminate Counters, Storage, Vinyl Windows
Appliances	Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Playground, Storage
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 27th, 2025
Days on Market	11
Zoning	R-1M

### **Listing Details**

Listing Office	CIR Realty
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