

\$379,777 - 6 Rolling Hills Bay, Blackfalds

MLS® #A2267843

\$379,777

5 Bedroom, 3.00 Bathroom, 1,174 sqft
Residential on 0.12 Acres

Rolling Hills, Blackfalds, Alberta

**Blackfalds Gem: Designer 5-Bedroom
Modified Bi-Level on a Pie Lot**

This gorgeous, modified bi-level offers a designer aesthetic in a fantastic Blackfalds location. Featuring 5 bedrooms and 3 bathrooms, this home is perfectly staged and ready for you.

Open Concept Living: Stunning entrance with a fireplace accent wall, beadboard, wood mantle, and built-in benches.

Versatile Space: Entrance level bedroom/office with a vaulted ceiling.

Family Layout: The upper level includes an open floor plan, two more bedrooms, and a 3-piece ensuite off the extra large primary bedroom. 3rd "Main" bedroom is on Entry level.

Kitchen is enhanced with extra cabinets, large peninsula and a door leading out to a large west-facing back deck for evening barbecues or relaxing with a cool drink while watching the sunset.

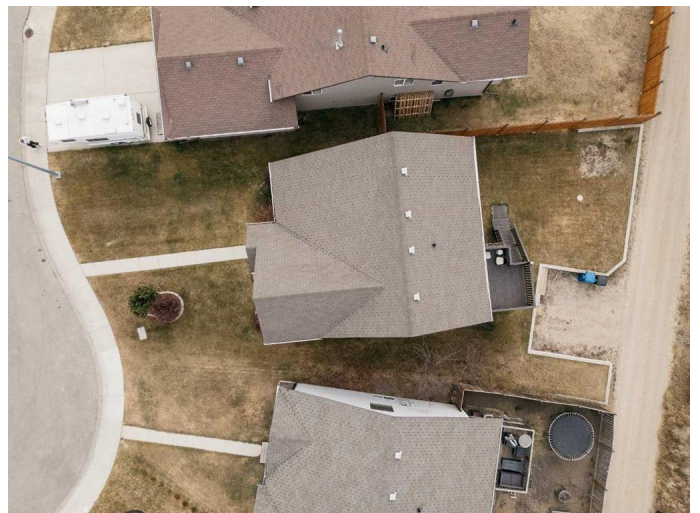
Finished Basement: Offers a spacious family room, two additional bedrooms, and a full 4-piece bathroom. Large storage crawl space under the entry level bedroom.

Convenient Main floor laundry.

Located on a large, pie-shaped lot in a quiet cul-de-sac with abundant off-street parking and room for a garage! (see plot plan)

Recreation Hub: Just blocks from the Abbey Centre and Eagle Builders Centre.

Outdoor Access: Close to walking paths, a pond, playgrounds, and parks.



Amenities: Minutes from shopping, schools,
and restaurants and recreation centers
Just move in and relax in this inviting
Blackfalds beauty! Its a great home, isn't it!
Shouldn't it be yours?

Built in 2007

Essential Information

MLS® #	A2267843
Price	\$379,777
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,174
Acres	0.12
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Modified 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	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Laminate Counters, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

	Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
Lot Description	Back Lane, City Lot, Cul-De-Sac, Front Yard, Lawn, Pie Shaped Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 30th, 2025
Days on Market	2
Zoning	R1M

Listing Details

Listing Office	Realty Executives Alberta Elite
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