

# \$619,000 - 85 Chinook Street, Blackfalds

MLS® #A2202660

**\$619,000**

5 Bedroom, 3.00 Bathroom, 1,569 sqft  
Residential on 0.14 Acres

Cottonwood Estates, Blackfalds, Alberta

Immaculately Maintained Renovated  
5-Bedroom, 3-Bathroom Bungalow with Over  
1,550 Sq Ft of Above-Ground Living Space

This beautifully appointed home, boasts a walkout basement complete with a wet bar, making it perfect for entertaining. A charming covered front veranda welcomes you, leading to a bright and inviting foyer. The open-concept main floor creates a sense of spaciousness, with an abundance of natural light.

The kitchen features a highly functional layout, offering rich wood cabinetry, ample granite counter space, including a raised breakfast bar, a full tile backsplash, and a corner pantry. It seamlessly opens to the dining area, which includes garden doors leading to a covered deck—ideal for outdoor dining or relaxation.

The living room is equally impressive, with soaring 12-foot ceilings and a cozy gas fireplace with a mantle and tile surround, creating a perfect gathering space.

The expansive primary retreat can easily accommodate a king-sized bed and additional furniture, featuring a massive walk-in closet with custom built-in shelving. The 5-piece ensuite includes dual granite vanities, a separate shower, and a luxurious soaker tub, offering a perfect retreat after a long day.



Two additional spacious main-floor bedrooms share a 4-piece bathroom, and the well-placed laundry room is conveniently located just off the garage.

The fully finished walkout basement is designed for comfort and entertainment. It includes functional in-floor heating and large above-grade windows, allowing plenty of natural light. The generously sized family room is enhanced with floor-to-ceiling windows and offers garden door access to the lower deck and backyard. The basement also includes a recreation area featuring a wet bar with wood cabinets and granite countertops, two oversized bedrooms, a 4-piece bathroom, and ample storage space.

The double attached garage is insulated, finished with drywall, and provides plenty of space for parking and storage.

The beautifully landscaped backyard is a private oasis, featuring mature trees and shrubs, two deck spaces (one covered), a garden shed, and a fully fenced yard with back alley access—ideal for both relaxation and entertaining.

Located on a family-friendly street, this home is close to parks, schools, walking trails, and shopping. Pride of ownership is evident in this meticulously cared-for property. Vents and furnace was cleaned Mid Oct/ 2025 A truly exceptional home that combines comfort, style, and functionality!

Renovations include, New Flooring throughout, professionally painted, New barn style door in the Primary retreat , New taps and all new lighting,

Built in 2010

## Essential Information

MLS® #	A2202660
Price	\$619,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,569
Acres	0.14
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	85 Chinook Street
Subdivision	Cottonwood Estates
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M0C1

## Amenities

Parking Spaces	4
Parking	Driveway, Garage Door Opener, Heated Garage, Double Garage Attached, On Street
# of Garages	2

## Interior

Interior Features	Closet Organizers, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Bar, Built-in Features, Ceiling Fan(s), High Ceilings, Recessed Lighting, Soaking Tub, Storage, Wet Bar
Appliances	Bar Fridge, Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Central Air Conditioner, Electric Stove, Garage Control(s)
Heating	Natural Gas, Central, Fireplace(s), In Floor
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, City Lot, Few Trees, Garden, Interior Lot, Landscaped, Standard Shaped Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Brick, Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	March 15th, 2025
Days on Market	45
Zoning	R1L

## Listing Details

Listing Office	RE/MAX real estate central alberta
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