

# \$549,900 - 34 Rolling Hills Bay, Blackfalds

MLS® #A2233935

**\$549,900**

5 Bedroom, 3.00 Bathroom, 1,548 sqft

Residential on 0.12 Acres

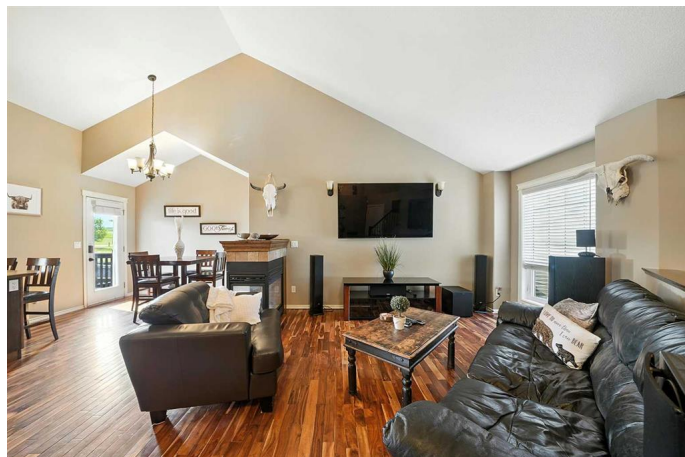
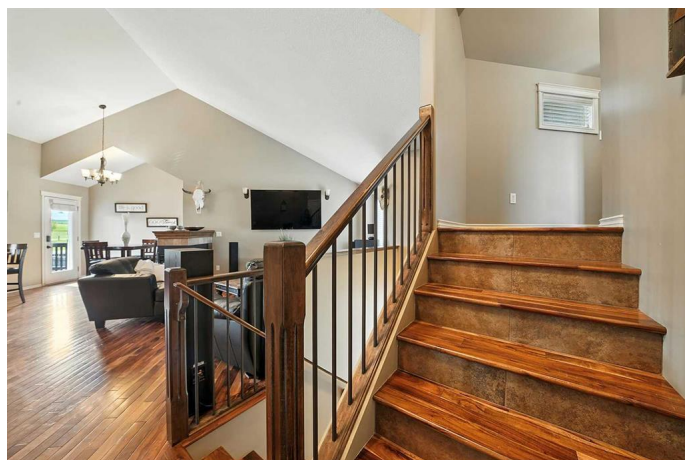
Rolling Hills, Blackfalds, Alberta

A Versatile Property in a Prime Location! This spacious and well-designed home offers comfort, functionality, and flexibility. Admire the quiet close as you drive up with front attached (heated) garage and additional parking in the back with back alley access! With 3 bedrooms upstairs and a 2-bedroom separate suite below, it's ideal for those seeking separate living spaces. Enjoy the outdoors on the two-tiered deck backing onto a peaceful park, providing added privacy and scenic views. The primary bedroom includes a walk-through closet and large ensuite with jacuzzi tub, offering a private, comfortable escape. Additional highlights include central A/C, shared laundry, New Roof in last 5 years, and in-floor heating in both the basement and garage for year-round convenience. Whether you're looking for multi-use space, or a great location near parks, the Abby Center, schools and all amenities—this home delivers.

Built in 2008

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2233935  |
| Price          | \$549,900 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,548     |
| Acres          | 0.12      |



|            |                   |
|------------|-------------------|
| Year Built | 2008              |
| Type       | Residential       |
| Sub-Type   | Detached          |
| Style      | Modified Bi-Level |
| Status     | Active            |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 34 Rolling Hills Bay |
| Subdivision | Rolling Hills        |
| City        | Blackfalds           |
| County      | Lacombe County       |
| Province    | Alberta              |
| Postal Code | T0M 0J0              |

### **Amenities**

|                |                                                                                                                            |
|----------------|----------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 7                                                                                                                          |
| Parking        | Additional Parking, Alley Access, Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated |
| # of Garages   | 2                                                                                                                          |

### **Interior**

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Open Floorplan, Separate Entrance |
| Appliances        | Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer                        |
| Heating           | Fireplace(s), Forced Air                                                                         |
| Cooling           | Central Air                                                                                      |
| Fireplace         | Yes                                                                                              |
| # of Fireplaces   | 1                                                                                                |
| Fireplaces        | Family Room, Gas, Dining Room, See Through, Three-Sided                                          |
| Has Basement      | Yes                                                                                              |
| Basement          | Finished, Full, Suite, Walk-Up To Grade                                                          |

### **Exterior**

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Playground                                                                 |
| Lot Description   | Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                                      |
| Construction      | Vinyl Siding                                                                         |

Foundation                    Poured Concrete

**Additional Information**

Date Listed                    June 23rd, 2025  
Days on Market                7  
Zoning                          R1-M

**Listing Details**

Listing Office                 KIC Realty

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