\$519,000 - 38 Rolling Hills Bay, Blackfalds

MLS® #A2271285

\$519,000

3 Bedroom, 3.00 Bathroom, 1,790 sqft Residential on 0.11 Acres

Rolling Hills, Blackfalds, Alberta

Step into this original-owner 2-storey residence situated on a generous 4,886 sq ft pie shaped lot backing onto a park in the desirable "Rolling Hills― neighbourhood of Blackfalds.

The main level features a bright foyer with soaring high ceilings, and an open-concept layout that flows seamlessly from the kitchen into the dining and living areas. Large windows flood the space with natural light, while the modern colour palette lends a fresh, clean feel.

The well-appointed kitchen boasts cabinetry, island workspace, pantry, and direct access to the yard â€" perfect for entertaining or family living. A convenient powder room rounds out the main floor.

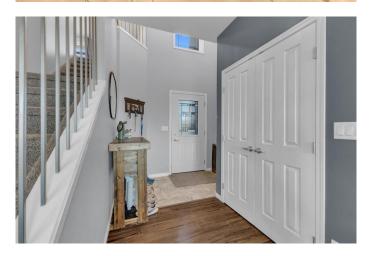
Upstairs, you'II find three spacious bedrooms and two full bathrooms arranged in a smart, split-floor fashion that creates separation between the master suite and the additional sleeping areas. The master suite includes a walk-in closet and its own ensuite.

The unfinished full basement presents excellent potential for future development design your ideal recreation room, extra bedrooms or home office. The attached two-car heated garage with 12 foot ceilings adds year-round comfort, and central air ensures cool summers.

Outside find a private backyard that backs onto a park and a deck with propane bbq. Located close to schools, the community skate park, biking track and the acclaimed Abbey







Center.

Built in 2013

Essential Information

MLS® # A2271285 Price \$519,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,790 Acres 0.11 Year Built 2013

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 38 Rolling Hills Bay

Subdivision Rolling Hills
City Blackfalds

County Lacombe County

Province Alberta
Postal Code T0M 0J0

Amenities

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features High Ceilings, Kitchen Island, Open Floorplan

Appliances Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood

Fan, Refrigerator, Washer/Dryer

Heating High Efficiency

Cooling Central Air

Has Basement Yes

Basement Full

Exterior

Exterior Features BBQ gas line, Playground, Uncovered Courtyard

Lot Description Backs on to Park/Green Space

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed November 18th, 2025

Zoning R1

Listing Details

Listing Office eXp Realty

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