

# \$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 "perfect for entertaining or family living. A convenient powder room rounds out the main floor.

Upstairs, you'll 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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