

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

MLS® #A2233935

## \$549,900

5 Bedroom, 3.00 Bathroom, 1,548 sqft  
Residential on 0.12 Acres

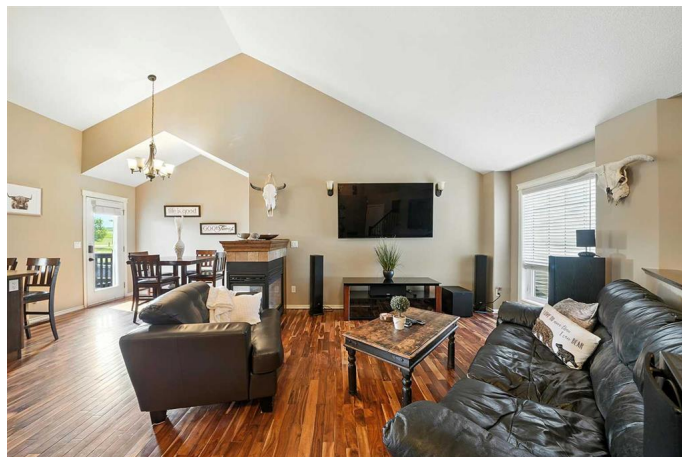
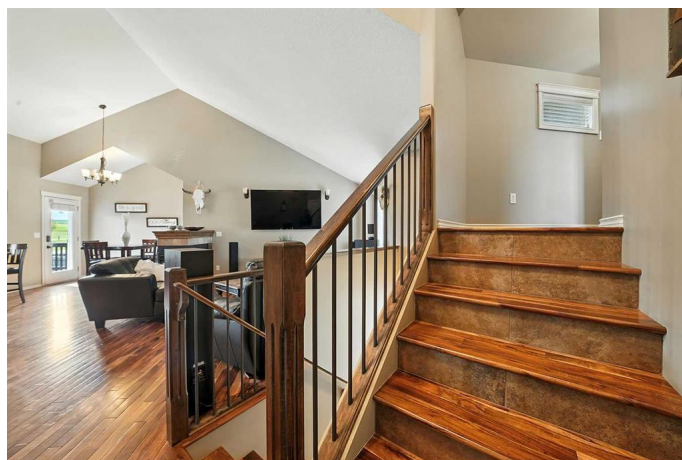
Rolling Hills, Blackfalds, Alberta

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        14

Zoning                 R1-M

### **Listing Details**

Listing Office         KIC Realty

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