

# \$554,900 - 13 Maclean Close, Blackfalds

MLS® #A2209737

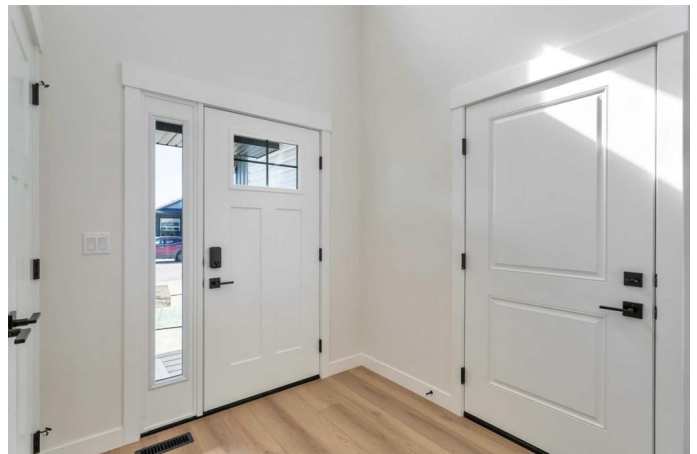
**\$554,900**

3 Bedroom, 2.00 Bathroom, 1,477 sqft

Residential on 0.11 Acres

McKay Ranch, Blackfalds, Alberta

Welcome to 13 Maclean Close, a 1477 sqft modified bi-level home built by Manhani Builders in the neighbourhood of McKay Ranch, Blackfalds. Carefully crafted for comfort living, it boasts a desirable location near trails and parks. The open layout, tall vaulted ceiling, and thoughtful design elements create a stylish living experience. Highlights include a grand entrance, stained maple railing, main floor laundry, feature walls, upgraded carpeting, vinyl flooring, and large windows that fill the home with natural light. The kitchen features a mix of painted and stained maple cabinets, quartz countertops, and upgraded stainless steel appliance package. The master bedroom offers privacy with a walk-in closet and ensuite. The 24x24 garage accommodates two vehicles comfortably, and the exterior blends vinyl, stone, window trims, and wood grain paneling. Enjoy outdoor spaces with a composite front porch and a 12'x10' treated wood back deck. Additional features include MDF painted shelves, roughed-in garage heater, walk-out basement, roughed-in floor heating, and potential for future basement development. A high-efficiency furnace and HRV System which ensures clean air and comfortable temperature throughout the home. Please note that the driveway, front stairs, parging, and front yard landscaping is pending and will be completed in the spring. Interior is completed and it is ready for possession. Welcome to 13 Maclean Close, where comfortable living meets modern



charm.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2209737    |
| Price          | \$554,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,477       |
| Acres          | 0.11        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 13 Maclean Close |
| Subdivision | Mckay Ranch      |
| City        | Blackfalds       |
| County      | Lacombe County   |
| Province    | Alberta          |
| Postal Code | T4M 0H4          |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Interior Features | High Ceilings, Quartz Counters, See Remarks, Walk-In Closet(s)          |
| Appliances        | Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | High Efficiency, Forced Air, Natural Gas                                |
| Cooling           | None                                                                    |
| Has Basement      | Yes                                                                     |
| Basement          | Full, Unfinished                                                        |

**Exterior**

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior Features | None                                                                         |
| Lot Description   | Back Lane, Back Yard, Front Yard, Interior Lot, Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle                                                              |
| Construction      | Stone, Vinyl Siding                                                          |
| Foundation        | Poured Concrete                                                              |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 12               |
| Zoning         | R1M              |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Coldwell Banker Ontrack Realty |
|----------------|--------------------------------|

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