

## \$539,900 - 358 Bluff Cove, Leduc

MLS® #E4464335

**\$539,900**

3 Bedroom, 2.50 Bathroom, 2,087 sqft

Single Family on 0.00 Acres



Black Stone, Leduc, AB

THIS IS THE HOME YOU HAVE BEEN WAITING FOR! In the family friendly community of Black Stone, the Allure model by Look Built Inc. provides over 2,000sf of UPGRADED living. The home features 3 bedrooms, a main floor den, and 17' high ceilings in the front foyer that create a true feeling of space when you enter! Other highlights include 9' ceilings, wood and metal railings, a designer kitchen with a center island/eating bar, stone countertops, pots and pans drawers, R/I fridge waterline, a walk-thru pantry, soft close cabinets and an upgraded backsplash! The upper level provides a functional Bonus Room, a large Master bedroom with a vaulted ceiling plus a luxury ensuite, a full-sized laundry room, and the 2nd and 3rd bedrooms were made 18" longer! Other highlights include a SEPARATE SIDE ENTRANCE, 9' high ceilings in the basement plus rough-ins for a future bathroom, kitchen, a laundry room and a second furnace! The garage provides an 8' door and was made 2' longer for your truck. YOUR WAIT IS OVER!



Built in 2025

### Essential Information

MLS® # E4464335

Price \$539,900

|                |                        |
|----------------|------------------------|
| Lease Rate     | \$9                    |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,087                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 358 Bluff Cove |
| Area        | Leduc          |
| Subdivision | Black Stone    |
| City        | Leduc          |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T9E 1S2        |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached          |

### Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | ensuite bathroom                                             |
| Appliances        | Garage Control, Garage Opener, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                    |
| Fireplace         | Yes                                                          |
| Fireplaces        | Wall Mount                                                   |
| Stories           | 2                                                            |
| Has Basement      | Yes                                                          |
| Basement          | Full, Unfinished                                             |

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                        |
| Exterior Features | Park/Reserve, Playground Nearby, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2025 |
| Days on Market | 4                  |
| Zoning         | Zone 81            |

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