

\$393,990 - 117 Whistling Duck Drive, Balch Springs

MLS® #20952673

\$393,990

4 Bedroom, 2.00 Bathroom, 2,038 sqft

Residential on 0.15 Acres

Arcadia Trails Classic 50, Balch Springs, TX

***\$12K towards Closing Costs!* NEW NEVER LIVED IN! Ready NOW!** Step into timeless style and everyday comfort with the Bloomfield Cypress, a beautifully crafted single-story home that pairs functionality with thoughtful design and offers excellent value in Phase 2 of Arcadia Trails. Set on a quiet interior lot with no PID or MUD, this residence showcases a charming brick facade and a distinctive 8â€™™ Woodcraft Front Door that hints at the quality within. The open-concept layout features 4 spacious bedrooms and a private Study with double doors just off the entry, ideal for remote work or quiet retreat. Upgraded laminate wood floors stretch through the main living areas, kitchen, and Study, enhancing the homeâ€™™s warm, inviting feel. The Deluxe Kitchen is a standout, equipped with Maple Shaker cabinets topped with Santa Cecelia Granite, pot and pan drawers, stainless steel appliances, and a stylish wood vent hood over a gas cooktop, anchored by a generous island for effortless entertaining. The Primary Suite offers a peaceful escape with a bay window, spa-inspired bath, and expansive walk-in closet, while the secondary bedrooms ensure versatility. With a tankless water heater for efficiency, a full sprinkler system, and lush landscaping with stone-edged beds, this home is as practical as it is beautiful. A covered patio provides a perfect place to unwind, and with a fall completion planned, now is the time to secure your spot in this amenity-rich community featuring a scenic playground and



pool.

Built in 2025

Essential Information

MLS® #	20952673
Price	\$393,990
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,038
Acres	0.15
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

Community Information

Address	117 Whistling Duck Drive
Subdivision	Arcadia Trails Classic 50
City	Balch Springs
County	Dallas
State	TX
Zip Code	75181

Amenities

Utilities	City Sewer, City Water, Curbs
Features	Playground, Pool
# of Garages	2
Garages	Covered, Direct Access, Driveway, Enclosed, Garage, Garage Door Opener, Garage Faces Front

Interior

Interior Features	Built-in Features, Cable TV Available, Double Vanity, Eat-in Kitchen, Granite Counters, High Speed Internet Available, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)
Heating	Central, Natural Gas

Exterior

Exterior Features	Covered Porch(es), Private Yard
Lot Description	Few Trees, Interior Lot, Landscaped, Sprinkler System, Subdivision
Roof	Composition
Construction	Brick
Foundation	Slab

School Information

District	Mesquite ISD
Elementary	Mackey
Middle	Terry
High	Horn

Listing Details

Listing Agent	Marsha Ashlock
Listing Office	Visions Realty & Investments

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