

# \$659,900 - 82 Mitchell Crescent, Blackfalds

MLS® #A2216678

**\$659,900**

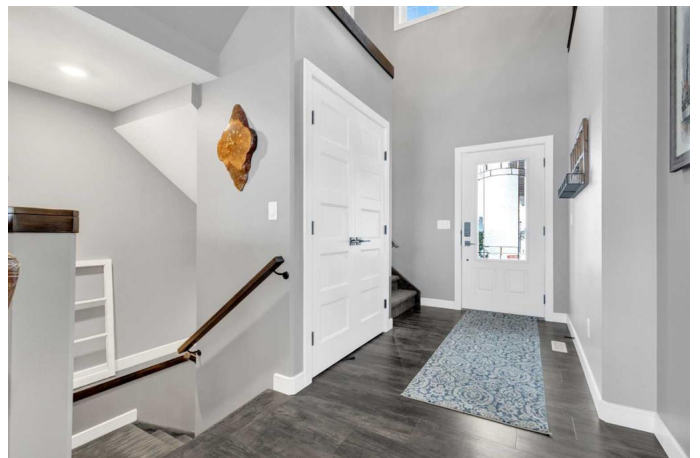
4 Bedroom, 4.00 Bathroom, 1,845 sqft

Residential on 0.12 Acres

Mckay Ranch, Blackfalds, Alberta

Welcome to a stunning former SHOWHOME that perfectly marries modern elegance with an inviting warmth. As you step through the entrance, prepare to be captivated by the soaring extra tall ceilings that elevate the space. Bathed in natural light from large triple-pane windows, this 2 storey offers tranquil views of the lush river ravine, seamlessly integrating nature into your living experience.

The heart of this exquisite home is the living room, where a beautifully designed fireplace stands as the centerpiece, exuding comfort and style. From here, you are led to a show-stopping kitchen. Imagine yourself cooking on a gas stove, surrounded by quartz countertops and ample storage in the expansive walk-in pantry. As you ascend to the upper level, the thoughtful design continues to impress. The primary bedroom is generously sized, featuring a spacious walk-in closet. Indulge in the luxury of the ensuite, complete with dual sinks and a custom rain shower. Convenience is key with the laundry room located mere steps from each bedroom. The flex area on this level is the perfect canvas for whatever your lifestyle demands—be it a playroom, office, or cozy reading nook. The fully finished walk-out basement is another standout feature, boasting in-floor heating that ensures comfort during colder months. Here, you'll find a fantastic family area ideal for movie nights, a wet bar for entertaining guests, a fourth



bedroom, and a bathroom. Venture outside to discover a spacious backyard designed for both privacy and enjoyment. It's perfect for weekend barbecues with friends and family or peaceful evenings spent star-gazing from the hot tub. Additional features include a double attached garage equipped with underfloor heat and rough-in for a gas furnace, ensuring warmth even on the coldest days. The property's exposed aggregate driveway adds a touch of sophistication, while central air conditioning keeps you cool during the summer months. Situated conveniently close to schools, parks, and shopping, this residence truly embodies a harmonious blend of sophisticated living and family-friendly functionality. Welcome to a home where modern class meets inviting warmth—where every detail tells a story, and every corner invites you to make lasting memories.

Built in 2018

**Essential Information**

MLS® #	A2216678
Price	\$659,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,845
Acres	0.12
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	82 Mitchell Crescent
Subdivision	Mckay Ranch

City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M0H6

### Amenities

Parking Spaces	2
Parking	Aggregate, Double Garage Attached, Garage Door Opener, Heated Garage, On Street
# of Garages	2

### Interior

Interior Features	Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Bar Fridge, Built-In Gas Range, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Washer, Window Coverings
Heating	In Floor, Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Balcony, BBQ gas line, Fire Pit, Private Yard, Storage
Lot Description	Back Yard, Creek/River/Stream/Pond, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped, No Neighbours Behind, See Remarks, Sloped Down
Roof	Asphalt Shingle
Construction	Concrete, See Remarks, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 3rd, 2025
Days on Market	5
Zoning	R1N

### Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.