

# \$649,900 - 82 Mitchell Crescent, Blackfalds

MLS® #A2216678

**\$649,900**

4 Bedroom, 4.00 Bathroom, 1,845 sqft

Residential on 0.12 Acres

Mckay Ranch, Blackfalds, Alberta

Welcome to this stunning former SHOWHOME, where refined design meets everyday comfort. Step inside to soaring ceilings and expansive triple-pane windows that flood the home with natural light and offer serene views of the river ravine. The elegant living room, anchored by a designer fireplace, flows effortlessly into a showpiece kitchen—complete with a gas stove, quartz countertops, and a walk-in pantry worthy of a chef.

Upstairs, the luxurious primary suite features a generous walk-in closet and a spa-inspired ensuite with dual sinks and a custom rain shower. Two additional bedrooms, a versatile flex space, and a conveniently located laundry room complete the upper level. The fully finished walk-out basement is perfect for entertaining or relaxing, with in-floor heating, a spacious family room, wet bar, fourth bedroom, and full bathroom. Outside, enjoy a beautifully landscaped, private backyard ideal for summer gatherings or quiet evenings under the stars. Additional highlights include: Heated double attached garage with gas rough-in, Sophisticated exposed aggregate driveway, Central air conditioning for year-round comfort AND In-floor heat. Perfectly positioned near parks, schools, shopping and quick access to both Highway 2 and 2a. This home is the epitome of modern elegance and family-friendly function.

Built in 2018



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2216678    |
| Price          | \$649,900   |
| 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        | Built-In Gas Range, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Washer, Window Coverings, Bar Fridge                                                                                                           |
| 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 | 45            |
| Zoning         | R1N           |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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