

# \$639,900 - 82 Mitchell Crescent, Blackfalds

MLS® #A2232605

**\$639,900**

4 Bedroom, 4.00 Bathroom, 1,845 sqft

Residential on 0.12 Acres

Mckay Ranch, Blackfalds, Alberta

Step into this stunning former show home, where high design meets everyday comfort. Soaring ceilings and triple-pane windows flood the space with natural light and frame serene views of the river ravine. The open-concept layout features a striking fireplace and a chef-inspired kitchen with quartz counters, gas stove, and a walk-in pantry. Upstairs, the primary suite offers a walk-in closet and spa-like ensuite with dual sinks and a custom rain shower. Two more bedrooms, a bonus room, and upstairs laundry add thoughtful functionality. The fully finished walkout basement includes a cozy family room, wet bar, fourth bedroom, full bath, and in-floor heating for year-round warmth. Outside, enjoy a beautifully landscaped backyard perfect for summer nights and entertaining under the stars. Extras include: heated double garage with gas rough-in, exposed aggregate driveway, central A/C, and in-floor heat throughout. Located near parks, schools, and quick highway access—this home is the perfect blend of luxury and livability.

Built in 2018

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2232605  |
| Price     | \$639,900 |
| 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        | Double Garage Attached, Garage Door Opener, Heated Garage, On Street, Aggregate |
| # 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, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Washer, Window Coverings, Built-In Gas Range                                                                                                           |
| 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, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped, No Neighbours Behind, See Remarks, Creek/River/Stream/Pond, Sloped Down |
| Roof              | Asphalt Shingle                                                                                                                       |
| Construction      | Concrete, See Remarks, Vinyl Siding                                                                                                   |
| Foundation        | Poured Concrete                                                                                                                       |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 45              |
| Zoning         | R1N             |

**Listing Details**

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

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