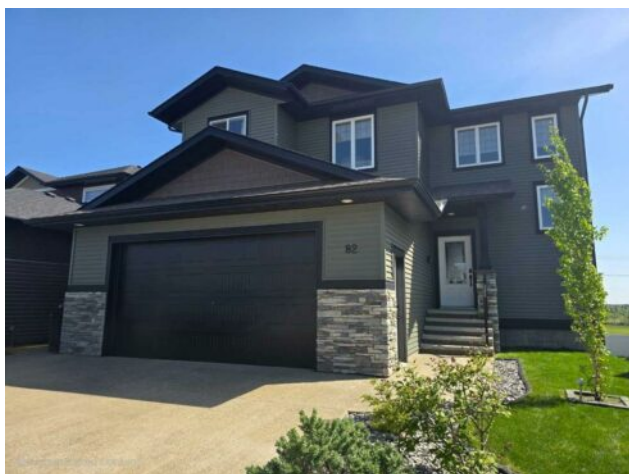


**82 Mitchell Crescent
Blackfalds, Alberta**

MLS # A2216678



\$649,900

Division:	Mckay Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,845 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Aggregate, Double Garage Attached, Garage Door Opener, Heated Garage, C		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Cul-De-Sac, Front Yard, Irregular Lot, L		

Heating:	In Floor, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, See Remarks, Vinyl Siding	Zoning:	R1N
Foundation:	Poured Concrete	Utilities:	-
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)		
Inclusions:	N/A		

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.