

**10 Mitchell Crescent  
Blackfalds, Alberta**

**MLS # A2279035**



**\$650,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Mckay Ranch  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 2,183 sq.ft.   | <b>Age:</b>   | 2016 (10 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage |               |                   |
| <b>Lot Size:</b> | 0.13 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Few Trees, Front Yard, Interior Lot, Landscaped, Lawns |               |                   |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | In Floor, Forced Air, Natural Gas  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate, Vinyl  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding  | <b>Zoning:</b>    | RM1 |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Bar, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wet Bar |                   |     |

**Inclusions:** Fridge, Stove, Microwave, Dishwasher, Washer/Dryer, Garage Door Opener & Remotes (x2), All Window Coverings, Garage Overhead Heater, Central A/C, Central Vac & Attachments, Pool Table & Accessories

Located on a quiet, family-friendly street, this beautifully maintained home offers the kind of layout and atmosphere that feels welcoming the moment you walk in. The main floor is bright and open, with a stylish kitchen, spacious dining area, and comfortable living room that flow together perfectly for both everyday living and entertaining. The walk-through pantry and large mud room adds practical, organized space for busy households. With 4 bedrooms and 3.5 bathrooms, there is plenty of room for everyone, with a bonus room on the second floor that adds even more flexible living space, and a relaxing primary suite that offers a calm and comfortable retreat. The finished basement adds valuable additional living space, featuring a bar area that makes hosting friends and family easy while still leaving room for a comfortable media room or private retreat. This home has been professionally pre-inspected for added peace of mind. Set within a quiet neighborhood known for its calm streets and sense of community, this location offers the ideal balance of privacy and convenience, with parks, schools, and amenities all close by. This home delivers size, comfort, and a setting that truly feels like home.