

# \$498,000 - 119 Mitchell Crescent, Blackfalds

MLS® #A2232153

**\$498,000**

3 Bedroom, 3.00 Bathroom, 1,273 sqft

Residential on 0.11 Acres

McKay Ranch, Blackfalds, Alberta

Welcome to this stunning modified bi-level home, perfectly situated on the southeastern edge of Blackfalds in the highly sought-after McKay Ranch subdivision. Nestled in a family-friendly neighborhood, this property offers the perfect balance of peaceful suburban living and easy access to Highway 2A—ideal for commuters! Surrounded by picturesque walking paths, playgrounds, and green spaces, this home is the epitome of comfort and convenience. Step inside to discover a bright, airy open-concept main floor with soaring vaulted ceilings, seamlessly connecting the kitchen, dining, and living areas. The kitchen is a chef's dream, featuring high-end stainless steel appliances, a large pantry, and a stylish eat-up island—perfect for entertaining or family meals. The main floor also includes a spacious second bedroom and the true highlight—a private upper-level primary retreat. This serene oasis offers a generous walk-in closet and a luxurious 3-piece ensuite with a tiled shower and glass doors. Downstairs, the fully finished walk-out basement (completed in 2024) offers abundant natural light and even more living space. You'll find a large family room, a dedicated office area, and a third bedroom with its own 3-piece ensuite—perfect for guests, teens, or extended family. Whether you're a growing family or simply looking for a home that combines function, beauty, and location, this one checks all the boxes.



Built in 2015

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2232153          |
| Price          | \$498,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,273             |
| Acres          | 0.11              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Modified Bi-Level |
| Status         | Active            |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 119 Mitchell Crescent |
| Subdivision | Mckay Ranch           |
| City        | Blackfalds            |
| County      | Lacombe County        |
| Province    | Alberta               |
| Postal Code | T4M 0H6               |

## Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 2                                  |
| Parking        | Double Garage Attached, Off Street |
| # of Garages   | 2                                  |

## Interior

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings                                                                          |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                                   |
| Cooling           | None                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                                       |

|              |                          |
|--------------|--------------------------|
| Fireplaces   | Gas                      |
| Has Basement | Yes                      |
| Basement     | Finished, Full, Walk-Out |

## Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior Features | Private Yard                                          |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Private |
| Roof              | Asphalt                                               |
| Construction      | Stone, Vinyl Siding                                   |
| Foundation        | Poured Concrete                                       |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2025 |
| Days on Market | 45              |
| Zoning         | R1S             |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Coldwell Banker Ontrack Realty |
|----------------|--------------------------------|

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