

# \$539,900 - 18 Mitchell Crescent, Blackfalds

MLS® #A2143794

**\$539,900**

2 Bedroom, 2.00 Bathroom, 1,458 sqft

Residential on 0.13 Acres

McKay Ranch, Blackfalds, Alberta

Welcome to your dream home nestled in the sought-after neighborhood of McKay Ranch! Step inside this brand-new bungalow and prepare to be amazed by the impeccable quality and craftsmanship that awaits you. Designed with energy efficiency in mind, this home boasts triple-paned windows on the main level, a high-efficiency hot water tank and furnace all geared towards saving you money on utilities.

With a spacious 23' X 24' attached garage equipped with gas rough-in, convenience meets functionality effortlessly. Inside, you'll find 1458 square feet of pure elegance, featuring 2 bedrooms and 2 bathrooms. The open-concept design is a hit with modern buyers, offering a seamless flow throughout. The heart of the home lies in the stunning kitchen, complete with upgraded two-toned cabinets reaching to the ceiling, crown molding, and soft-close doors and drawers. Gather around the oversized island with a quartz countertop, perfect for entertaining guests or enjoying casual meals with the family. Plus, there's a large corner pantry for all your storage needs.

Adjacent to the kitchen is a spacious dining area, leading out to a charming 10' X 13' east-facing deck – the ideal spot to savor your morning coffee while soaking in the sunrise.

Every detail exudes luxury, from the extensive tile work in the kitchen and bathrooms to the wrought iron railings, and a striking tiled



feature wall in the living room, accentuating the cozy ambiance of the electric fireplace. Natural light floods the space through ample windows, enhancing the airy feel of the home. On the main floor, you'll find plush carpeting in the bedrooms, including the primary suite, boasting a generous walk-in closet and a sleek 4-piece ensuite with dual sinks and a shower. For added convenience, main floor laundry makes household chores a breeze. The unfinished basement offers endless possibilities, allowing you to customize the space to suit your lifestyle and needs. Great location backing onto a green belt, close to park and walking trails.

Built in 2023

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2143794    |
| Price          | \$539,900   |
| Sold Price     | \$530,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,458       |
| Acres          | 0.13        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 18 Mitchell Crescent |
| Subdivision | Mckay Ranch          |
| City        | Blackfalds           |
| County      | Lacombe County       |
| Province    | Alberta              |
| Postal Code | T4M 0H4              |

## Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Parking Spaces | 2                                                             |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Door Opener |

## Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Window Coverings                                                      |
| Heating           | High Efficiency, Natural Gas                                                                                               |
| Cooling           | None                                                                                                                       |
| Fireplace         | Yes                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                          |
| Fireplaces        | Electric, Living Room, Tile                                                                                                |
| Has Basement      | Yes                                                                                                                        |
| Basement          | Full, Unfinished                                                                                                           |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Lot Description   | Backs on to Park/Green Space    |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 24th, 2024 |
| Date Sold      | July 18th, 2024 |
| Days on Market | 24              |
| Zoning         | R1M             |
| HOA Fees       | 0.00            |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.