



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**10 Mitchell Crescent
Blackfalds, Alberta**

MLS # A2344262



\$639,000

Division:	Mckay Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,123 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RM1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, 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

Former show home offering a functional layout, beautiful finishes, and all the features you're looking for! The main floor welcomes you with a spacious entryway that leads into a cozy living room featuring a stunning gas fireplace and feature wall. The large kitchen offers plenty of space for cooking and entertaining, along with a convenient walk-through pantry that connects directly to the generously sized mudroom. Upstairs, the well-designed layout includes three bedrooms, a good-sized bonus room, and a large office/laundry room that provides plenty of flexibility for everyday life. The primary bedroom is complete with its own full 4-piece ensuite. The fully finished basement adds even more living space with a bar area, fourth bedroom, third full bathroom, and plenty of room to relax or entertain. Additional features include central A/C, in-floor heat, and an attached heated double garage, making this home comfortable and functional year-round. Located in a newer, family-friendly neighbourhood close to shopping, parks, schools, and with easy access to the highway, this home offers an excellent combination of space, convenience, and location. A stunning former show home with all the features already in place and ready to enjoy.