



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**70 Mitchell Crescent
Blackfalds, Alberta**

MLS # A2349436



\$719,900

Division:	Mckay Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,174 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Driveway, Heated Garage, In Garage Electric Vehicle Charging		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Irregular Lot, Low Maintenance Landscaping		

Heating: In Floor, Forced Air

Floors: Carpet, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Mixed, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar

Inclusions: Ceiling Fan(s), Shed

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1M

Utilities: -

You don't see many homes with an attached quad garage, and this one takes it a step further. At 32'5" x 41', there is even the possibility of accommodating a fifth vehicle with a lift. Whether you're a car enthusiast, have plenty of toys, need a serious workshop or simply want exceptional garage space, this is a setup that's hard to find. Located in McKay Ranch, this impressive two-storey home offers 5 bedrooms, 4 bathrooms and exceptional functionality for everyday family life. Walking and biking paths are close by, with a playground at the end of the street. Shopping, restaurants and everyday amenities are just minutes away and even within walking distance. Inside, the spacious front entry leads into a home designed for real life. The main floor features a large mudroom directly off the garage, main floor laundry and a convenient 2-piece bathroom. The walk-through butler's pantry connects to an impressive kitchen with granite countertops, a large island and generous workspace. The open dining and living areas create an inviting space for family dinners, game nights or entertaining, with a cozy gas fireplace anchoring the living room. The massive covered deck, complete with a rough-in for a gas BBQ, extends the living space outdoors. Upstairs, the primary retreat features a generous walk-in closet and 5-piece ensuite. Two additional bedrooms, a 4-piece bathroom and a spacious bonus room provide plenty of room for a home office, study area, kids' lounge or whatever your lifestyle requires. The lower level doesn't have a walkout, but with huge windows and an abundance of natural light, it certainly feels like one. Two additional bedrooms, a 4-piece bathroom, family/games room and wet bar create an exceptional space for teenagers, guests or entertaining. There's also excellent storage in the utility room

and under the stairs. In-floor heat in the basement and garage adds another level of comfort. The garage is equipped with 220V, an EV charging plug and plumbing in place should you ever want to add a forced-air heater. Outside, the yard provides plenty of space for kids, puppies, gardening or simply enjoying the outdoors. Modern, spacious and exceptionally versatile, this home offers the kind of garage, living space and functionality that's increasingly difficult to find. Blackfalds continues to grow with new schools, an extensive pathway system, community gardens, skate park and the Abbey Centre, while Red Deer is only minutes away and Lacombe is an easy commute. A home with the space to live, the garage to accommodate the toys and the location to make everyday life easy.