



GRASSROOTS
REALTY GROUP

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**119 Mitchell Crescent
Blackfalds, Alberta**

MLS # A2247423



\$489,000

Division:	Mckay Ranch		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,273 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Private		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
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)		
Inclusions:	N/A		

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.