



**34 Mitchell Crescent
Blackfalds, Alberta**

MLS # A2298563



\$599,900

Division:	Mckay Ranch		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,325 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Silent Floor Joists, Vinyl Siding, Wood Frame	Zoning:	R1M
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

Inclusions: stove, fridge, bi dishwasher, bi microwave, washer/dryer, window coverings, garden shed, water softener

Like new and thoughtfully designed, this 2 bedroom, 2 bathroom bungalow with main floor laundry is the perfect downsizing opportunity. From the moment you arrive, the curb appeal shines with a charming covered front porch leading into a welcoming entry featuring a stylish feature wall and built-in bench seating. The stunning kitchen offers a centre island, butlers pantry, modern cabinetry with tile accents, and a convenient desk or coffee bar area. The bright living room showcases an eye-catching black coffered ceiling, feature fireplace, and large windows that fill the space with natural light. The dining area opens onto a west-facing deck complete with a pergola—ideal for relaxing or entertaining. The fully fenced and landscaped yard is designed for low maintenance with decorative rock, trees, and a garden shed. The primary bedroom includes a walk-in closet and 5-piece ensuite with dbl sinks soaker tub and stand up shower, while the second bedroom is perfect for guests and is complemented by an additional full bathroom. Main floor laundry with added storage enhances everyday convenience. The finished and heated garage includes a floor drain. The unfinished basement offers excellent potential for future development, with space for a family room, two additional bedrooms, and a bathroom. Built by quality builder Riser Homes, this property is located in the desirable McKay Ranch community on the east side of town, close to walking paths and playgrounds.