



THE
A-TEAM

**RE/MAX
FIRST**

1067 STEVENS Place, Crossfield T0M0S0

MLS® #: **A2110656**

Area: **NONE**

Listing Date: **03/04/24**

List Price: **\$665,000**

Status: **Active**

County: **Rocky View County**

Change: **-\$10k, 13-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Crossfield**
Year Built: **2022**

Lot Information

Lot Sz Ar: **5,159 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,420**
Low Sqft:
Ttl Sqft: **1,420**

DOM

76

Layout

Beds: **3 (2 1)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Pie Shaped Lot

Double Garage Attached,Heated Garage,Insulated,Oversized

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Brick,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Range,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
Int Feat: **Built-in Features,Ceiling Fan(s),Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	10`2" x 5`3"
Bedroom	Main	11`5" x 10`11"
Kitchen	Main	8`9" x 15`10"
Living Room	Main	16`0" x 12`0"
Walk-In Closet	Main	12`8" x 4`9"
Bedroom	Basement	13`7" x 13`0"

Room	Level	Dimensions
4pc Ensuite bath	Main	9`0" x 8`3"
Dining Room	Main	8`8" x 15`10"
Laundry	Main	8`5" x 6`1"
Bedroom - Primary	Main	12`8" x 14`11"
3pc Bathroom	Basement	4`11" x 8`3"
Game Room	Basement	27`7" x 33`7"

Furnace/Utility Room	Basement	7`8" x 12`4"	Legal/Tax/Financial
Title: Fee Simple Legal Desc:	1611961	Zoning: R1	Remarks
Pub Rmks:	Welcome to your dream home! This stunning 3-bedroom property, with over 2700 square feet of developed space, offers a contemporary design for those looking for the new home feel. Situated in the family friendly town of Crossfield, this single-story home has a large yard on a quiet street, close to walking paths and schools. As you step inside, you'll be greeted by tall ceilings throughout and modern vinyl plank flooring. Highlighting the main floor, a gourmet kitchen, featuring a gas stove, white shaker cupboards that extend to the ceiling, quartz countertops, stainless steel appliances, and the accented lower kitchen cabinets on the island round out the features in the kitchen. From the kitchen, cozy up in the living room with a gas built-in fireplace that serves as a focal point, perfect for relaxing evenings with family and friends. Also on the main floor, the primary bedroom has a view of the spacious backyard, a large 4-piece ensuite bath with his and her sinks, and a large walk-in closet. A second spacious bedroom, a full 4-piece bathroom, main floor laundry, and access to your oversized, heated, double attached garage (22'10 x 23'9) round out this function main floor. Downstairs, a newly developed, fully permitted living space awaits. It offers a massive rec room with large windows providing a bright large space, plus a 4-piece bathroom, and a large bedroom, and storage. Outside, you'll find a beautiful, professionally landscaped yard, a spacious patio, and room for outdoor activities. Don't miss the opportunity to make this remarkable bungalow your forever home. Book your showing today!		
Inclusions: Property Listed By:	N/A CIR Realty		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









