



THE
A-TEAM

**RE/MAX
FIRST**

224 CRIMSON Lane, Chestermere T1X 1S4

MLS® #: **A2123980**

Area: **Rainbow Falls**

Listing Date: **04/17/24**

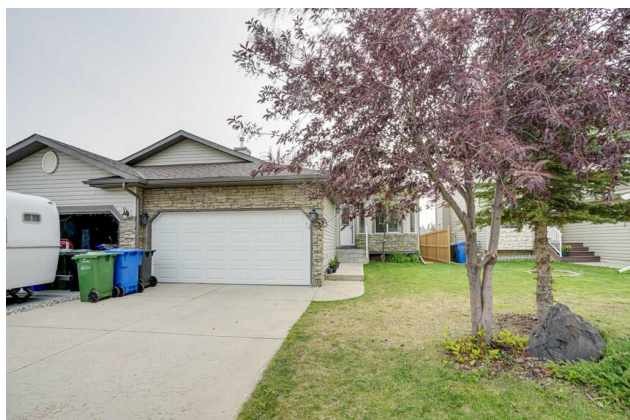
List Price: **\$579,000**

Status: **Active**

County: **Chestermere**

Change: **-\$10k, 09-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

City/Town:

Chestermere

Year Built:

2005

Lot Information

Lot Sz Ar:

4,197 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,163

Low Sqft:

Ttl Sqft:

1,163

DOM

32

Layout

Beds:

3 (2 1)

Baths:

3.0 (3 0)

Style:

Bungalow, Side by Side

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard, Cul-De-Sac, Front Yard, Lawn, Landscaped Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Fire Pit**

Construction:

Stone, Vinyl Siding, Wood Frame

Flooring:

Carpet, Hardwood, Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Window Coverings

Int Feat:

Bar, Ceiling Fan(s), French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Utilities:

Room Information

Room

Bedroom - Primary

4pc Ensuite bath

3pc Bathroom

Kitchen

Living Room

3pc Ensuite bath

Level

Main

Main

Main

Main

Main

Basement

Dimensions

14`7" x 11`10"

8`10" x 9`1"

7`11" x 4`10"

9`7" x 14`5"

11`7" x 15`3"

5`5" x 8`3"

Room

Walk-In Closet

Bedroom

Laundry

Dining Room

Bedroom

Game Room

Level

Main

Main

Main

Main

Basement

Basement

Dimensions

5`5" x 5`10"

9`2" x 11`0"

5`9" x 10`0"

9`11" x 8`7"

10`11" x 12`10"

17`11" x 13`8"

Living Room Furnace/Utility Room	Basement Basement	17`11" x 15`5" 9`7" x 5`11"	Office Legal/Tax/Financial	Basement	14`2" x 8`3"
<hr/>					
Title: Fee Simple		Zoning: R-1			
Legal Desc:		0410177		Remarks	
<hr/>					
Pub Rmks:		Welcome to this beautiful semi-detached bungalow with no condo fees! The spacious, open main floor has beautiful, scraped hardwood floors and a vaulted ceiling. The kitchen exhibits quartz countertops, gorgeous cabinetry with a built-in wine shelf, vibrant mosaic backsplash, under cabinet lighting, a large island with pendant lighting and a corner pantry. Enjoy the gas fireplace in the living room and easy access to your private deck and south-east facing backyard. The large primary bedroom has a 4pc ensuite with a standup shower and relaxing soaker tub, with the bonus of a walk-in closet. At the front of the house is the second bedroom which can also make for the perfect at home office. Completing the main floor is a formal dining area, additional 4pc bathroom and a mudroom with laundry off the double attached garage. The lower level offers even more fantastic space for you to enjoy. The huge recreation room has a raised area with a sit down bar as well as a corner wet bar complete with a mini fridge and custom wine glass holders. The lower area of the rec room has unique lighting and design features to create a home theatre or functional family space. With a 3rd bedroom, den and 3pc bathroom with a steam shower, the lower level also has lots to offer. The fully fenced backyard is spacious with plenty of grass, a firepit, private deck and is already set up to easily add a hot tub. Book your showing today!			
Inclusions:		None			
Property Listed By:		Exa Realty			

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





