



THE
A-TEAM

**RE/MAX
FIRST**

1213 GREY Avenue, Crossfield TOM 050

MLS® #: **A2126449**

Area: **NONE**

Listing Date: **04/26/24**

List Price: **\$619,000**

Status: **Active**

County: **Rocky View County**

Change: **-\$16k, 03-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Crossfield**
Year Built: **1997**

Lot Information

Lot Sz Ar: **6,400 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,661**

Low Sqft:

Ttl Sqft: **1,661**

DOM

23

Layout

Beds: **3 (2 1)**

Baths: **3.5 (3 1)**

Style: **Bungalow**

Parking

Ttl Park: **5**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Fruit Trees/Shrub(s),Front Yard**

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor Roughed-In,Forced Air,Radiant**
Sewer:
Ext Feat: **Private Yard**

Construction:
Vinyl Siding,Wood Frame

Flooring:

Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Central Air Conditioner,Dishwasher,Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan**

Utilities:

Room Information

Room	Level	Dimensions
4pc Ensuite bath	Main	
2pc Bathroom	Main	
Living Room	Main	11`10" x 17`2"
Dining Room	Main	10`5" x 12`5"
Bedroom - Primary	Main	14`8" x 16`1"
Bedroom	Basement	12`8" x 12`0"

Room	Level	Dimensions
4pc Ensuite bath	Main	
3pc Bathroom	Basement	
Kitchen	Main	13`6" x 17`1"
Family Room	Main	12`5" x 16`2"
Bedroom - Primary	Main	10`7" x 12`2"
Den	Basement	14`4" x 9`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1C

9510425

Remarks

Pub Rmks:

Outstanding opportunity to own this meticulously maintained air-conditioned bungalow that has had numerous updates and sits on a mature lot in a desirable location in Crossfield. You'll notice the curb appeal of this home the moment you drive up. The driveway is large enough to park an RV, and the double attached garage is a whopping 26' x 26' with radiant heat as well as in-floor heat (roughed in). Entering the home, you'll notice the extra wide hallways and 36" doors which allows for wheelchair accessibility and new luxury vinyl plank flooring throughout. A cheery front office or living room with large windows greets you at the front of the home and could easily be converted to a 4th bedroom. The living area is thoughtfully designed with an expansive kitchen which offers stainless steel appliances and is an open concept space to the dining room and living room, offering views of the mountains on a clear day. With summer around the corner, enjoy dining outside on the 12'x20' duradeck with a cozy gazebo and take in the tranquillity of the backyard and the feel of small-town living. The main floor offers two spacious primary bedrooms, both with their own en-suites and are tucked away from the hustle and bustle of the home. An additional 2-piece powder room and upstairs laundry complete this living level. The basement offers an additional 1536 sq ft with a finished bedroom, a den, a 3-piece full bath, a large recreational space which can easily be fully finished and tons of storage. Major updates to the home are siding and shingles (2009) and a new high efficiency furnace (2024).

Inclusions:
Property Listed By:

**Garage shelving negotiable, Shed, Gazebo, Vacuflow, Window Coverings, radiant heat in garage
eXp Realty**

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











