



THE
A-TEAM

**RE/MAX
FIRST**

1817 HARRISON Street, Crossfield T0M 0S0

MLS®#: **A2141734**

Area: **NONE**

Listing Date: **06/18/24**

List Price: **\$689,900**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Crossfield**
Year Built: **2013**

Lot Information

Lot Sz Ar: **5,282 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,697**

Low Sqft:

Ttl Sqft: **1,697**

DOM

17

Layout

Beds: **5 (3 2)**

Baths: **3.0 (3 0)**

Style: **Bungalow**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Low Maintenance Landscape,No Neighbours Behind**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Wood Frame

Flooring:

Carpet,Laminate,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Microwave,Refrigerator,Window Coverings

Int Feat:

Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	
Bedroom	Main	10`5" x 11`8"
Dining Room	Main	17`10" x 10`4"
Living Room	Main	17`10" x 13`8"
Bedroom - Primary	Main	14`11" x 13`3"
Bedroom	Basement	15`3" x 9`10"
Game Room	Basement	27`3" x 42`4"

Room	Level	Dimensions
5pc Ensuite bath	Main	
Bedroom	Main	10`5" x 11`3"
Kitchen	Main	17`10" x 12`11"
Den	Main	11`7" x 8`0"
4pc Bathroom	Basement	
Bedroom	Basement	12`10" x 16`7"

Title: **Fee Simple**
Zoning: **R-1B**
Legal Desc: **1212999**

Remarks

Pub Rmks: **Step into luxury with this breathtaking 5-bedroom, 1670 sq ft bungalow, meticulously upgraded to redefine modern living. Perfect home for the growing family with 3 bedrooms and a den on the main level or an older family with two large bedrooms in the basement for the teens. Could also work for the empty nester with plenty of extra space to host the family. The main level greets you with an expansive open concept theme, soaring 9-foot coffered ceilings, and sleek granite countertops in a chef-inspired kitchen. Flooded with natural light from abundant windows, every corner exudes warmth and elegance. Huge master bedroom with 5 piece ensuite and large walk in closet. From the master step into your dream culinary space with this stunning kitchen, designed for both beauty and functionality. Featuring sleek granite countertops that provide ample workspace for meal preparation and entertaining, this kitchen is a chef's delight. The rich, custom cabinetry offers abundant storage, complemented by modern stainless steel appliances that make cooking a joy. Natural light floods through the large windows, creating an inviting atmosphere for family gatherings or intimate dinners. Fully finished walk out basement complete with 2 large bedrooms with walk in closets, a full 4 piece bathroom and large recreation room adds to your developed square foot. Imagine waking up to breathtaking sunrise views every morning from your own private oasis. This exceptional home boasts an oversized double attached garage, a large fully fenced yard that backs onto tranquil greenspace, offering unparalleled privacy and serenity. Whether you're enjoying a quiet cup of coffee or entertaining guests, the yard provides ample space for relaxation and outdoor activities. Don't miss this amazing home for sale in Crossfield!**

Inclusions: **NA**
Property Listed By: **CIR Realty**

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













