



THE
A-TEAM

**RE/MAX
FIRST**

994 SHANTZ Place, Crossfield T0M 0S0

MLS®#: **A2156402** Area: **NONE** Listing Date: **08/10/24** List Price: **\$650,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Crossfield**
 Year Built: **2014**
Lot Information
 Lot Sz Ar: **3,560 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,060**
 Low Sqft:
 Ttl Sqft: **2,060**

DOM

39
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Lawn,Level,Rectangular Lot**
 Park Feat: **Concrete Driveway,Double Garage Attached,Garage Faces Front,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line,Other,Private Yard**

Construction: **Cement Fiber Board,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,See Remarks,Washer/Dryer,Window Coverings**
 Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Chandelier,Closet Organizers,Double Vanity,Granite Counters,Jetted Tub,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Storage,Sump Pump(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`6" x 13`5"
Dining Room	Main	12`5" x 10`7"
Den	Main	10`10" x 6`7"
Bedroom - Primary	Upper	15`0" x 14`11"
5pc Ensuite bath	Upper	10`7" x 10`5"
Bedroom	Upper	13`7" x 10`11"

Room	Level	Dimensions
Kitchen	Main	13`10" x 8`6"
Foyer	Main	10`7" x 5`9"
2pc Bathroom	Main	5`10" x 3`0"
Walk-In Closet	Upper	12`3" x 6`6"
Bedroom	Upper	10`9" x 10`7"
Laundry	Upper	10`7" x 5`3"

4pc Bathroom
Bedroom
4pc Bathroom

Upper
Basement
Basement

7`7" x 5`0"
11`6" x 10`1"
8`10" x 4`11"

Family Room
Storage
Furnace/Utility Room

Basement
Basement
Basement

20`11" x 14`9"
8`3" x 3`6"
20`11" x 5`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1110440

Zoning:
R-2

Remarks

Pub Rmks:

Welcome to this exceptional fully finished two-storey home in the peaceful town of Crossfield, where luxury meets comfort. As you step into the spacious entryway, you'll be captivated by the open, flowing floor plan and soaring 9' ceilings. The hand-scraped distressed hardwood and upgraded lighting set a tone of elegance throughout the home. The main floor offers a sophisticated office, custom built-in bookshelf between office and living space, a stylish 1/2 bath, and a show-stopping kitchen featuring granite countertops, a flush eating bar, and stunning custom walnut full-height cabinets. The kitchen is a chef's dream with a walk-in pantry, soft-close drawers, under-cabinet lighting, stainless steel appliances, and a built-in microwave. The adjoining living room, with a cozy gas fireplace, and the expansive dining space, open onto a large deck that overlooks a serene green space and pathway. Perfect for entertaining, the outdoor area includes a stamped concrete pad, hot tub rough-in, massive pergola, and BBQ gas line. Ascend the wrought iron spindled staircase to discover a magnificent primary retreat with a luxurious 5-piece ensuite. Pamper yourself in the massive tiled shower with a bench, relax in the jetted soaker tub, and enjoy the convenience of a walk-in closet with sliding barn door and custom built-ins. Two additional spacious bedrooms, each with walk-in closets, a 4-piece bath, and a laundry room with cabinets and a laundry sink complete the upper level. The fully finished basement with 9' ceilings offers even more living space, featuring a large living room, a fourth bedroom, a 4-piece bath, and a roughed-in wet bar, along with ample storage. This turn-key property is just minutes from the city, offering the perfect blend of small-town tranquility and urban convenience. Don't miss your chance to own this exquisite home!

Inclusions:
Property Listed By:

**All T.V. Wall Mounts, White Shoe Rack at Entry, Mirror in Hall on Main Floor
Grassroots Realty Group**

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