



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**564 HARRISON Court #564, Crossfield T0M0S0**

MLS® #: **A2157035**      Area: **NONE**      Listing Date: **08/20/24**      List Price: **\$649,000**  
 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: **5,971 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,400**  
 Low Sqft:  
 Ttl Sqft: **1,400**

DOM

**92**  
Layout  
 Beds: **3 (1 2 )**  
 Baths: **2.5 (2 1)**  
 Style: **Bungalow**

Parking

Ttl Park: **5**  
 Garage Sz: **3**

Access:  
 Lot Feat: **Back Yard,Cul-De-Sac,Landscaped,See Remarks**  
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **None**  
 Construction: **Vinyl Siding**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>16`2" x 14`2"</b>	<b>Kitchen</b>	<b>Main</b>	<b>13`0" x 12`5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`11" x 9`0"</b>	<b>Den</b>	<b>Main</b>	<b>11`10" x 7`11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`11" x 12`6"</b>	<b>Family Room</b>	<b>Basement</b>	<b>16`0" x 13`10"</b>
<b>Game Room</b>	<b>Basement</b>	<b>18`8" x 13`10"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>12`9" x 10`3"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`6" x 10`4"</b>	<b>2pc Bathroom</b>	<b>Main</b>	
<b>5pc Ensuite bath</b>	<b>Main</b>		<b>4pc Bathroom</b>	<b>Basement</b>	

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1A**

**1212999**

Remarks

Pub Rmks: **Looking for a FULLY FINISHED, 1,400 sq ft BUNGALOW with a TRIPLE CAR GARAGE? This just may be the one. Situated on a quiet cul de sac, its great curb appeal welcomes you home. Savor early mornings or warm evenings relaxing on your covered front porch. The front entry is bright and spacious. To the left is a freshly painted flex room with lots of natural light that is perfect for an office, library, bedroom or formal dining room. To the right is a half bathroom for guests followed by a laundry room that accesses either the walk-through pantry or attached garage. This area can easily be closed off from guests. Continue in from the entrance into the lovely open concept kitchen, dining and living room area; all with beautiful hardwood flooring and fresh paint. The kitchen features wood cabinetry, granite counter tops, stainless steel appliances, a walk-through pantry, a sit-up-to island, a skylight and a toe-kick outlet for the roughed-in vacuflow. Step outside from the dining area into your 3 season, screened-in sunroom (valued at \$25,000). Imagine your own personal sanctuary where you can enjoy the outdoors and fresh air in comfort and style. The deck continues out to the barbeque area. Stairs down into the yard could be easily added if desired. Back inside, the master bedroom is its own retreat. It boasts plenty of space, a walk-in closet and a 5 pc ensuite. The vanity is complete with two sinks. Down the stairs to the lower level is a wonderfully large family room with gas fireplace, another full bathroom, two good-sized bedrooms and plenty of storage. This space presents a host of possibilities for use to align with your lifestyle; a dedicated TV room plus family entertainment or exercise space, crafts and hobbies, bedrooms for older children or guests, etc. This home is ideal for main floor living or spread out and enjoy the whole space. The triple car garage is finished and the yard can be left as is or add your own style with trees, gardens or ground-level patio. Located close to shopping, parks, schools and everything that Crossfield has to offer. The cities of Airdrie and Calgary are a short drive away. Call today to set up an appointment to view.**

Inclusions:  
Property Listed By: **N/A**  
**RE/MAX ACA Realty**

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



564 HARRISON COURT  
REG. (REGISTRATION) STANDARD PLAN - COUNTRYSIDE A2  
MAIN LEVEL - 1400.28 Sq. Ft. / 130.09 m<sup>2</sup>  
TOTAL SIZE - 1400.28 Sq. Ft. / 130.09 m<sup>2</sup>  
BASEMENT - 1262.50 Sq. Ft. / 117.29 m<sup>2</sup>  
COMPLETE SIZE - 2662.78 Sq. Ft. / 247.38 m<sup>2</sup>











