



THE
A-TEAM

**RE/MAX
FIRST**

624 HARRISON Court, Crossfield T0M0S0

MLS®#: **A2160265** Area: **NONE** Listing Date: **08/28/24** List Price: **\$770,000**
 Status: **Pending** County: **Rocky View County** Change: **-\$15k, 06-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Crossfield**
 Year Built: **2017**
Lot Information
 Lot Sz Ar: **5,518 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,426**
 Low Sqft:
 Ttl Sqft: **2,426**

DOM

115
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Few Trees,Front Yard,Lawn,See Remarks**
 Park Feat: **In Garage Electric Vehicle Charging Station(s),Triple Garage Attached**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Fire Pit**

Construction: **Mixed**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Microwave,Range Hood,Washer,Window Coverings**
 Int Feat: **Built-in Features,Ceiling Fan(s),Jetted Tub,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Storage**
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`10" x 4`11"
Foyer	Main	11`2" x 7`3"
Living Room	Main	15`9" x 16`1"
Office	Main	10`10" x 8`6"
5pc Ensuite bath	Upper	10`11" x 10`11"
Bedroom	Upper	11`0" x 11`3"
Laundry	Upper	5`8" x 5`10"

Room	Level	Dimensions
Dining Room	Main	12`0" x 9`9"
Kitchen	Main	11`2" x 16`5"
Mud Room	Main	7`8" x 7`11"
4pc Bathroom	Upper	10`4" x 4`11"
Bedroom	Main	10`11" x 10`7"
Family Room	Upper	16`11" x 15`1"
Bedroom - Primary	Upper	14`8" x 16`3"

Walk-In Closet	Upper	10`11" x 5`11"	3pc Bathroom	Lower	9`6" x 5`0"
Bedroom	Lower	11`5" x 10`10"	Bedroom	Lower	11`4" x 11`3"
Kitchen	Lower	10`7" x 13`2"	Laundry	Lower	5`9" x 5`5"
Game Room	Lower	14`1" x 15`4"			

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **1610196**

Zoning:
R-1B

Remarks

Pub Rmks: **Welcome to 624 Harrison Court! This exquisite 5-bedroom, 3.5-bathroom home with a fully finished (suited) basement and triple car garage offers a perfect blend of luxury and functionality. The main living area is open concept, featuring a grand chef's kitchen with two-toned cabinets, under-cabinet lighting, and a spacious island ideal for both gatherings and casual dining. The kitchen seamlessly connects to a bright dining area and a walk-through butler's pantry that leads to a well-organized mudroom with built-in shelving. The living room is large, south-facing, and filled with natural light, featuring a cozy gas fireplace and custom built-in shelving. On the main floor, you'll also find a private den, along with a convenient half-bathroom. Upstairs, there are three generous bedrooms, a dedicated laundry room, and a large bonus/family room, providing ample space for relaxation and entertainment. The owner's suite is a luxurious retreat, complete with a 5-piece ensuite and a spacious walk-in closet. The fully finished basement, with its own side entrance, is perfect for guests or extended family. It includes an additional laundry room, a 3-piece bathroom, two more bedrooms, a kitchenette, living room, and plenty of storage space. The exterior of the home is equally impressive, featuring a 3-season sunroom and a meticulously landscaped backyard. The outdoor area includes a large deck, a stone patio with a pergola, a swing, and an impressive stone fireplace, creating an ideal space for outdoor living. The spacious layout, high-end features, and attention to detail in both the interior and exterior spaces make it a dream home for anyone looking for comfort and style. The community of Crossfield is the perfect place to call home, offering an elementary and high school, beautiful parks, a splash park, and a wide range of amenities, all just 15 minutes from Airdrie. Don't miss the chance to make this stunning home yours today!**

Inclusions: **Level 2 EV Charger in Garage, Pergola, Swing attached to Pergola, Outdoor Stone Fireplace, Firepit, Children's Swing Set, Basement Washer & Ventless Dryer, Basement Electric Cooktop, Basement Ventless Hood Range, Basement Portable Electric Fireplace, Basement Refrigerator**

Property Listed By: **CIR Realty**

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













