



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**536 HARRISON Court, Crossfield T0M 0X0**

MLS®#: **A2162768**      Area: **NONE**      Listing Date: **09/09/24**      List Price: **\$799,900**  
 Status: **Pending**      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: **14,020 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,618**  
 Low Sqft:  
 Ttl Sqft: **1,618**

DOM

**10**  
Layout  
 Beds: **4 (2 2 )**  
 Baths: **2.5 (2 1)**  
 Style: **Bungalow**

Parking

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

Access:  
 Lot Feat: **Back Yard,Cul-De-Sac,Dog Run Fenced In,Front Yard,Lawn,Landscaped,Street Lighting,Yard Drainage,Pie Shaped Lot,Sloped Down,Treed,Views**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **High Efficiency,In Floor,Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **BBQ gas line,Dog Run,Lighting,Private Yard,Storage**

Construction: **Stone,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Electric Range,Garage Control(s),Garburator,Humidifier,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Closet Organizers,Double Vanity,French Door,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 8`2"</b>	<b>5pc Ensuite bath</b>	<b>Main</b>	<b>15`2" x 14`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`10" x 10`10"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`1" x 12`8"</b>
<b>Foyer</b>	<b>Main</b>	<b>7`3" x 8`11"</b>	<b>Kitchen</b>	<b>Main</b>	<b>13`1" x 13`8"</b>
<b>Laundry</b>	<b>Main</b>	<b>12`8" x 8`3"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`11" x 18`7"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>15`2" x 14`11"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>9`0" x 4`11"</b>

Other  
Bedroom  
Game Room

Basement  
Basement  
Basement

14`7" x 6`5"  
14`1" x 10`11"  
37`0" x 21`1"

Bedroom  
Den  
Furnace/Utility Room

Basement  
Basement  
Basement

10`6" x 9`6"  
14`1" x 9`9"  
15`3" x 8`9"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

1212999

Zoning:  
R-1A

Remarks

Pub Rmks:

Welcome to your FOREVER HOME!! The location says it all - cul-de-sac, MOUNTAIN VIEWS & one of the largest lots in Crossfield - over 10,000 sq ft! Over 3200 sq ft of development in this stunningly upgraded home. Enter into the extremely generous foyer w/beautiful ceremony tile & note the huge den/HOME OFFICE SPACE w/WOOD FEATURE WALL that has a closet - could also be used as a child's or guest bedroom. As you continue on to your right note the private half bath as well as separate MUDROOM & LAUNDRY ROOM space - NEW HIGH END MAYTAG pet pro WASHER & DRYER INCLUDED! This room has the same upgraded cabinets as the rest of the home & leads to your walk through pantry. The main living space is completely OPEN CONCEPT & your eye is immediately drawn to the WEST MOUNTAIN VIEWS through the 6 MASSIVE WINDOWS that accent the 12 FOOT knockdown CEILINGS! The kitchen is a dream for any chef or entertainer - breakfast bar, granite, skylight, timeless knotty alder cabinets, SS built-in wall oven/microwave, french door fridge w/water & ice, garburator & showpiece pantry door! The living space is highlighted by the first of 3 GAS FIREPLACES - all w/stone facing (this one is floor to ceiling upgraded stone). The PRIMARY SUITE IS ABSOLUTELY STUNNING - not only do you have your second FLOOR TO CEILING STONE FIREPLACE but you have plenty of room for a huge king bed & large furniture if desired. The gorgeous shelving in this room is included as well. The SPA ENSUITE is massive & is home to 2 sinks, granite, custom cabinets. CORNER JETTED TUB, 5 foot shower & plenty of natural light. Head down the stairs noting the CUSTOM WROUGHT IRON RAILING & find your fully developed basement w/9 foot CEILINGS. This is a party host's dream - custom bar w/LIVE EDGE SHELVING, massive west facing rec space w/more views & ACCESS TO THE WALKOUT out to your massive backyard/entertaining area, pool table (included) & your 3rd STONE FIREPLACE - this time with TV MANTLE. Down here you will also find your 3rd & 4th BEDROOMS, another home office/gym/playroom space, loads of storage & 4 pc bath. All of this is highlighted by IN FLOOR HEAT. Other upgrades inc: central vac, central AIR & updated lighting. Outside highlights inc 22 x 9 ft deck off the main w/ low maintenance COMPOSITE DECKING (front porch is also composite), HOT TUB OFF OF THE WALKOUT highlighted by pergola & more deck space (hot tub is permitted & inc) & the list goes on. The oversized DOUBLE ATTACHED GARAGE is approx 24 x 23 ft w/ 12 ft ceilings, Reznor heater, side door to your fenced dog run and 9 ft overhead door. Plenty of parking on your 33 FT DRIVEWAY. Shingles, fascia, downspouts & eaves were replaced in 2020 (stated from former owners). There is truly too much to mention in this write up - come and see for yourself what this home, lot and location has to offer! Come home to Crossfield.

Inclusions:

Live Edge Shelving in Basement Bar and Primary Bedroom, Floating Shelves in Primary Bedroom next to fireplace, TV Mounts, Pergola over Hot Tub, Hot Tub and Accessories, Pool Table & Accessories

Property Listed By:

Century 21 PowerRealty.ca

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











