



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1031 HAMMOND Avenue, Crossfield T0M0S0**

MLS® #: **A2172806**      Area: **NONE**      Listing Date: **10/09/24**      List Price: **\$475,000**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Crossfield**  
 Year Built: **1990**  
Lot Information  
 Lot Sz Ar: **3,000 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Landscaped,See Remarks**  
 Park Feat: **Double Garage Detached**

Finished Floor Area  
 Abv Sqft: **1,421**  
 Low Sqft:  
 Ttl Sqft: **1,421**

DOM

**42**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **None**  
 Construction: **Stucco**  
 Flooring: **Carpet,Hardwood,Linoleum**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer Stacked**  
 Int Feat: **See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>14`4" x 12`4"</b>	<b>Kitchen</b>	<b>Main</b>	<b>15`2" x 13`5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`7" x 9`1"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`3" x 14`6"</b>	<b>3pc Ensuite bath</b>	<b>Second</b>	
<b>4pc Bathroom</b>	<b>Second</b>		<b>Bedroom</b>	<b>Second</b>	<b>10`1" x 9`3"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`0" x 9`9"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>14`1" x 9`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>13`0" x 11`2"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2310313**

Zoning:  
**WBD**

Remarks

Pub Rmks:

**Don't miss this opportunity to own your own home. Come check out this MOVE IN READY 2-storey, half duplex, ideally nestled on a quiet, well-established street in Crossfield. This property seamlessly blends functional space with OPEN CONCEPT LIVING ON MAIN FLOOR and a TOTAL OF 5 BEDROOMS on the upper and lower levels. The main floor is complemented with ample natural light and wood plank flooring. Step through the front door into the inviting living room, perfect for relaxation and family gatherings. The contemporary kitchen features laminate countertops, a sit-up-to island, a pantry, beautiful cabinetry, partial stainless steel appliances and flows effortlessly into the adjacent dining area. A convenient 2-piece bath and back entrance complete the main level. The backyard has room for the kids and/or pets to play. Leave it as is or create your personal backyard oasis. The yard also leads to your detached, double car garage. Upstairs, you will find three generously-sized bedrooms with each with its own walk-in closet. The primary bedroom has a 3-piece ensuite. Another 4-piece bathroom and stacked laundry enhance the upper level's functionality. The basement is fully finished with two additional, large bedrooms with walk-in closets. Use these rooms to suit your needs. Whether that be a bedroom, a separate entertainment/tv room, an office or a playroom for the kids. These rooms offer the flexibility for a variety of uses. A four-piece bathroom and storage complete this space. All the amenities of Crossfield's main street are only steps away. Crossfield is a great place to live with Airdrie and Calgary only a short drive away. Come see this home today and imagine the possibilities it has to offer.**

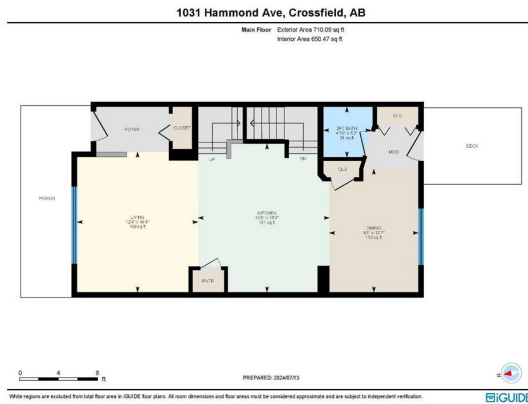
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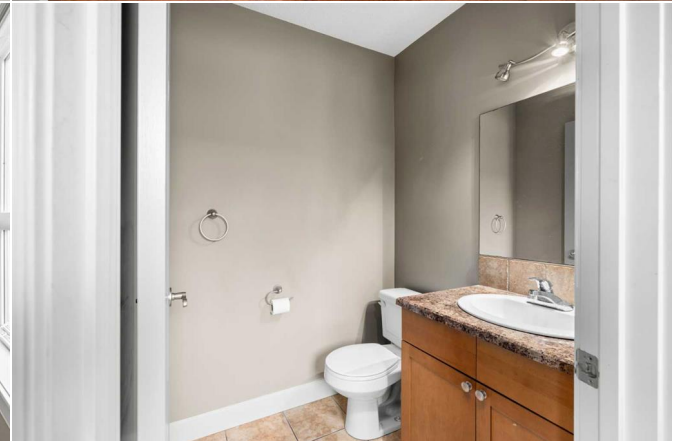
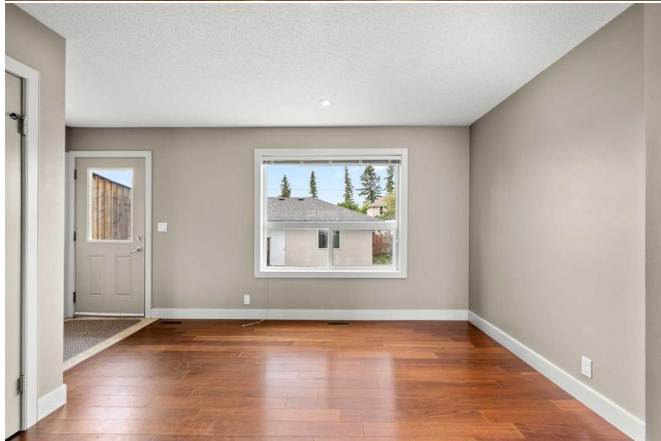
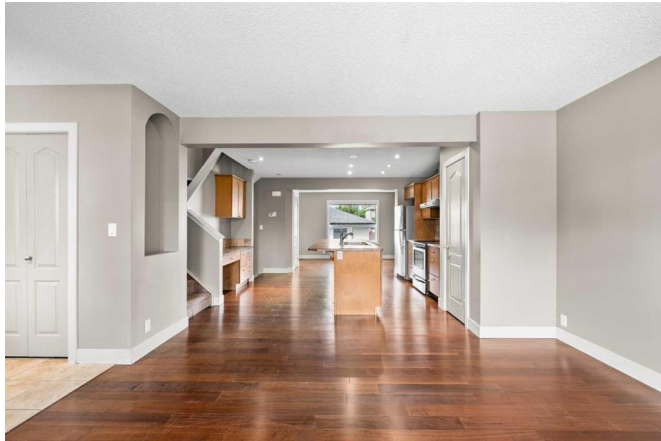
**N/A**

Property Listed By:

**RE/MAX ACA Realty**

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





1031 Hammond Ave, Crossfield, AB

1st Floor Exterior Area 710.00 sq ft  
Interior Area 651.00 sq ft  
Excluded Area 622 sq ft



0 3 6 ft

PREPARED 20/06/2023



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.







1031 Hammond Ave, Crossfield, AB

Basement (Below Grade) Exterior Area 678.03 sq ft  
Interior Area 678.75 sq ft



PREPARED: 20240703



While regions are excluded from total floor area in BIGUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

