



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**520 HARRISON Court, Crossfield T0M 0S0**

MLS® #: **A2176812**      Area: **NONE**      Listing Date: **11/06/24**      List Price: **\$700,000**  
 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: **5,772 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,207**  
 Low Sqft:  
 Ttl Sqft: **1,207**

DOM

**27**  
Layout  
 Beds: **4 (2 2 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bi-Level**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Low Maintenance Landscape,Landscaped**  
 Park Feat: **Double Garage Attached,Heated Garage,Insulated,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Lighting,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,Built-in Features,Ceiling Fan(s),Granite Counters,High Ceilings,Low Flow Plumbing Fixtures,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Storage**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	20`6" x 10`7"
Kitchen	Main	15`9" x 13`1"
Laundry	Basement	5`11" x 15`3"
Bedroom - Primary	Main	14`4" x 14`1"
Bedroom	Basement	12`5" x 12`6"
3pc Ensuite bath	Main	

Room	Level	Dimensions
Dining Room	Main	6`5" x 13`1"
Family Room	Basement	17`7" x 20`11"
Furnace/Utility Room	Basement	15`0" x 18`7"
Bedroom	Main	12`2" x 9`9"
Bedroom	Basement	11`0" x 12`6"
4pc Bathroom	Main	

3pc Bathroom

Basement

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1A**

**1212999**

Remarks

Pub Rmks: **Backing onto a green space and park sits this beautiful, move-in ready 4 bedroom home loaded with upgrades! Great curb appeal with an oversized, fully insulated and finished garage that includes a radiant gas heater, mezzanine storage, a workbench, storage cabinets, 20 amp electrical on all the walls and a side entrance to the backyard for ultimate convenience. Inside over 2,300 sq. ft. of developed space is the perfect retreat for any busy family. Heated tile flooring in the soaring foyer keeps toes warm and cozy. Gleaming maple-cherry-coloured hardwood floors and a plethora of oversized windows grace the open and airy main floor. The living room invites relaxation with clear sightlines encouraging unobstructed conversations. Culinary adventures are inspired in the beautiful kitchen featuring granite countertops, upgraded cabinetry with soft close drawers and doors, a customized pantry with extra shelving and built-in spice racks, upgraded stainless steel appliances including a gas stove and a raised breakfast bar on the centre island to casually convene. Encased in windows the dining room overlooks the backyard and green space with access to the expansive deck promoting a seamless indoor/outdoor lifestyle. The primary bedroom is a true owner's retreat with ample room for king-sized furniture, a large walk-in closet and a private ensuite with an oversized shower. Another bedroom on this level could also be used as a tucked away den for work or study. 9' ceilings and upgraded heated vinyl flooring in the sunshine filled basement invite everyone to gather for movies and games nights. This level is already prepped for a future wet bar as well! 2 additional bedrooms, another full bathroom, loads of storage and laundry with both gas or electric hookups further add to your comfort and convenience. Outside LED lighting surrounds the home and winds through the trees and shrubs in the professionally landscaped, low-maintenance backyard. An expansive 12' x 22' composite deck entices summer barbeques and weekends lounging while another 10' x 10' lower deck has support for a future hot tub. The gorgeous yard is fully fenced and backs directly onto a green space and park granting endless additional play space that kids and pets will love. Outstandingly located in the amenity-rich town of Crossfield. Everything is close by in this charming town including great restaurants, local shops, cafes, fun community events, a rainbow trout stocked pond for fishing, a skate park, numerous sports fields, a running track, a spray park, an off-leash dog park, extensive pathways and so much more! Truly an incredible location for this exceptional home!**

Inclusions:  
Property Listed By:

**None**  
**First Place Realty**

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











