



<b>Den</b>	<b>Main</b>	<b>11`8" x 10`3"</b>	<b>Great Room</b>	<b>Basement</b>	<b>20`9" x 20`9"</b>
<b>Living/Dining Room Combination</b>	<b>Suite</b>	<b>16`11" x 13`9"</b>	<b>Den</b>	<b>Suite</b>	<b>11`0" x 7`0"</b>
			Legal/Tax/Financial		

Title: **Fee Simple**  
 Legal Desc: **8310374**

Zoning: **R-1A**

Remarks

Pub Rmks: **A wonderful Opportunity! Buy this charming 4 bedrooms, 2.5 bathrooms, home with over 2900 sq ft of developed space. Located in PRIME spot directly across the street from a park, Crossfield Elementary, W.G. Murdoch School, Crossfield & District Community Hall, and Pete Knight Memorial Arena. Sitting on a Corner lot is where you find this charming home featuring high 9' ceilings, updated bathrooms, black kitchen cabinets with stainless steel appliances, main floor laundry, flex room, in-floor heating, just to list a few. There is an Oversized 24x24 double car attached garage with additional parking on the side for additional cars or RV. Take advantage of the large LEGALIZED basement suite in this home, featuring 1 bedroom plus den, 1 bathroom, full kitchen, high ceilings and large windows, Separate laundry, complete with 2 entrances, and all up to code making it a perfect property to live up and rent down. Crossfield is a family-friendly place, conveniently located 29 minutes from Calgary and minutes from Airdrie giving you access to all the amenities, recreation and shopping you can desire. Other features about this home, most of the windows have been replaced, the Boiler and hot water tank are about 6 years old, In-floor heating in the basement, heating could added to the garage, and new roof shingles within the last 2 years.**

Inclusions: **BASMENT FRIDGE, STOVE AND DISHWASHER**  
 Property Listed By: **KIC Realty**

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







