



THE
A-TEAM

**RE/MAX
FIRST**

1108 VETERANS Avenue, Crossfield T0M0S0

MLS®#: **A2182883**

Area: **NONE**

Listing Date: **12/12/24**

List Price: **\$742,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Crossfield**
Year Built: **2016**

Lot Information

Lot Sz Ar: **5,275 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Rectangular Lot**
Park Feat: **Heated Garage,Oversized,Triple Garage Attached**

DOM

9
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Electric Stove,Garage Control(s),Microwave,Microwave Hood Fan,Range Hood,Window Coverings**
Int Feat: **Central Vacuum,Kitchen Island,No Smoking Home,Pantry**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`1" x 15`8"
Dining Room	Main	13`0" x 7`9"
Laundry	Upper	5`5" x 4`1"
Balcony	Main	13`5" x 9`8"
Bonus Room	Upper	18`2" x 14`6"
Walk-In Closet	Upper	9`1" x 7`10"
Walk-In Closet	Upper	6`3" x 4`1"

Room	Level	Dimensions
Kitchen	Main	15`3" x 11`1"
Office	Main	9`7" x 9`1"
Foyer	Main	9`1" x 8`8"
Mud Room	Main	7`2" x 5`4"
Bedroom - Primary	Upper	16`10" x 15`0"
Bedroom	Upper	11`7" x 10`11"
Bedroom	Upper	11`7" x 11`11"

Walk-In Closet
Kitchen
Bedroom
Storage
5pc Ensuite bath
2pc Bathroom

Upper
Basement
Basement
Basement
Upper
Main

5`0" x 4`10"
14`1" x 11`4"
10`11" x 9`0"
9`1" x 7`4"

Living Room
Laundry
Covered Porch
Furnace/Utility Room
4pc Bathroom
4pc Bathroom

Basement
Basement
Basement
Basement
Upper
Basement

23`0" x 14`1"
5`7" x 3`4"
13`0" x 7`11"
10`11" x 8`1"

Legal/Tax/Financial

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

Zoning: **R-1B**

Remarks

Pub Rmks: Discover this stunning, fully developed 2-storey home with a walkout basement (illegal suite) that perfectly blends style & functionality. Situated in a desirable community with easy access to parks, schools, pathways, & the QE2, this home offers something for everyone. The main floor features an open-concept design with a large, tiled front entry & a convenient office tucked just off the entrance. The garage entry offers ample space for a bench, while a discreetly located 1/2 bath completes the layout. The kitchen has full height cabinets, a large island, plenty of prep space, pantry, stainless steel appliances including the built in oven & microwave & leads into the family room with built-ins a gas fireplace. A spacious nook off the kitchen provides access to the deck that has a gas line, ideal for outdoor dining or relaxing. Upstairs, you'll find 3 spacious bedrooms, including a luxurious primary suite with a walk-in closet & a full ensuite featuring dual sinks, a soaker tub, & a walk-in shower. A large bonus room & upstairs 1st laundry add to the convenience. The walkout basement is fully developed & includes an (illegal) suite, perfect for extended family. The area includes a family room with a gas fireplace, a dining area, a well-appointed kitchen with plenty of cabinets & pull-out drawers, a spacious bedroom with dual closets, a full 3-piece bathroom, a second laundry plus extra storage. The backyard is fully fenced & features a shed, plenty of play space, & a concrete patio with a covered area under the deck, offering year-round enjoyment. A triple., heated attached garage completes the package. This home truly has it all—don't miss your chance to make it yours!

Inclusions: 2nd dishwasher, 2nd fridge, playground in backyard, shed
Property Listed By: MaxWell Capital Realty

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











