

\$719,500 - 1108 Veterans Avenue, Crossfield

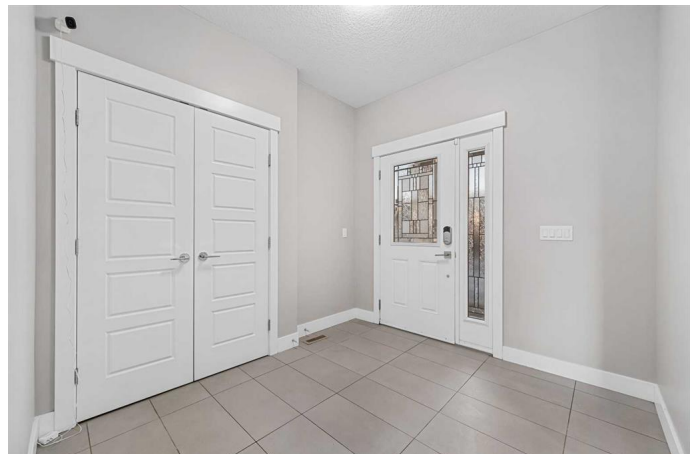
MLS® #A2182883

\$719,500

4 Bedroom, 4.00 Bathroom, 2,408 sqft
Residential on 0.12 Acres

NONE, Crossfield, Alberta

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!

Built in 2016

Essential Information

MLS® #	A2182883
Price	\$719,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,408
Acres	0.12
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1108 Veterans Avenue
Subdivision	NONE
City	Crossfield
County	Rocky View County
Province	Alberta
Postal Code	T0M0S0

Amenities

Parking Spaces	6
Parking	Heated Garage, Triple Garage Attached, Oversized
# of Garages	3

Interior

Interior Features	Central Vacuum, Kitchen Island, No Smoking Home, Pantry
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Electric Stove, Garage

	Control(s), Microwave, Range Hood, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Basement, Family Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out, Exterior Entry, Suite

Exterior

Exterior Features	None
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	December 12th, 2024
Days on Market	97
Zoning	R-1B

Listing Details

Listing Office	MaxWell Capital Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.