



GRASSROOTS
REALTY GROUP

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**222 Knight Avenue
Crossfield, Alberta**

MLS # A2312308



\$645,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,215 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Lawn, No Neighbours Behind, Slo		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Double Vanity, Open Floorplan		

Inclusions: basement refrigerator, basement stove, Basement tub, shower, toilet vanity and plumbing fixtures

Welcome to this well-located family home in Crossfield, set on a premium walkout lot backing onto expansive green space, pathways, and open views. The main floor offers the kind of layout families actually use… bright, open, and functional, with the kitchen, dining, and main living space all working together. Quartz countertops, a large central island, ample cabinetry, and a gas fireplace in the family room create a space that works just as well for busy weekdays as it does for hosting friends and family. Upstairs, you’ll find a spacious bonus room, convenient upper-level laundry, and three well-sized bedrooms, including a generous primary retreat with elevated views, a walk-in closet, and a five-piece ensuite with dual sinks, separate shower, and soaker tub. The walkout basement already has a solid head start, with framing completed, plumbing rough-ins in place, and electrical work started. Additional basement development materials and fixtures are included, offering flexibility for future completion. Step out onto the elevated rear deck and enjoy direct pathway access along with the added privacy that comes from having no direct rear neighbors. Complete with a double attached garage and close to parks, schools, and pathways, this is a practical family home on a premium lot.