



**GRASSROOTS**  
REALTY GROUP

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504, 500 Harrison Court  
Crossfield, Alberta

MLS # A2313641



**\$635,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,391 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Corner Lot, Landscaped, No Back Lane, Rectangular Lot		

**Heating:** In Floor, Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Hardwood, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Wood Frame

**Zoning:** R-1A

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Granite Counters, High Ceilings, Kitchen Island, Skylight(s)

**Inclusions:** NA

Welcome to this stunning modern bungalow in the bustling town of Crossfield, offering over 2,600 sq ft of beautifully finished living space! Designed with both style and comfort in mind, this home features rich hardwood flooring, granite countertops, and a spacious chef's island perfect for entertaining or everyday living. Large, bright windows fill the home with natural light, creating a warm and inviting atmosphere throughout. The main floor features a generously sized primary bedroom complete with a walk-in closet and a luxurious 5-piece ensuite, creating a true private retreat. A second bedroom offers excellent flexibility, ideal as a nursery, guest room, or easily converted into a home office to suit your needs. Downstairs, the fully finished basement offers two additional bedrooms, ideal for family, guests, or a home office setup, along with the added comfort of in-floor heating. Cozy up by the gas fireplace or step outside to enjoy the large south-facing deck—perfect for soaking up the sun. The beautifully landscaped yard provides great outdoor space, while the impressive triple garage offers ample room for vehicles, storage, and hobbies. This home combines modern finishes, functional design, and small-town charm—an exceptional opportunity in a growing community!