



**35 Maple Walk
Crossfield, Alberta**

MLS # A2317052



\$629,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,713 sq.ft.	Age:	1995 (31 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated C		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Garden		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Cork, Hardwood, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other, Vinyl Siding, Wood Frame	Zoning:	R-1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Laminate Counters, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Hot Tub , Garden Boxes, Shed

Welcome to this spacious and beautifully maintained bungalow nestled in a quiet cul-de-sac in the growing community of Crossfield. Offering over 2,720 sq. ft. of developed living space, this 4 bedroom, 3 bathroom home sits on a large pie-shaped lot within walking distance to schools, parks, and local amenities. Designed for comfortable family living, the main floor features a bright kitchen with new appliances and an inviting family room complete with built in features and a cozy gas fireplace. The primary bedroom serves as a private retreat with direct access to the backyard deck and included hot tub, while the ensuite boasts a beautifully updated tiled shower. A second bedroom and full bathroom complete the main level. The fully developed basement provides even more living space with two additional bedrooms, a full bathroom, and an oversized recreation room that is perfect for a home theatre, games room, gym, or family gathering space. Step outside to enjoy the impressive backyard. The large pie-shaped lot offers plenty of room for children, pets, gardening, and entertaining. The new maintenance-free composite deck with aluminum railing creates the perfect outdoor living area, while the RV parking space provides added flexibility for trailers, campers, or recreational vehicles. Car enthusiasts and hobbyists will appreciate the oversized double attached garage, complete with gas heat for year round comfort. With over 2,720 sq. ft. of developed space, a heated oversized garage, RV parking, hot tub, and a fantastic family friendly location, this home offers exceptional value and versatility. Don't miss your opportunity to make it yours.