



GRASSROOTS

REALTY GROUP

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**35 Pine Place
Crossfield, Alberta**

MLS # A2319059

\$635,000



Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,509 sq.ft.	Age:	1993 (33 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Tandem, Workshop in Garage		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s)		

Inclusions: Fire Pit, Garden Boxes

One-of-a-kind homes rarely come along, and this stunning Crossfield property is the one you've been waiting for. Nestled on a massive pie-shaped lot in a tucked away cul-de-sac, this beautifully renovated home offers over 2,700 sq. ft. of thoughtfully designed living space, soaring architectural features, and room for the entire family. From the moment you step inside, you'll be captivated by the dramatic two-story living room off the spacious foyer. Massive windows stretch throughout the home, flooding every level with natural light and showcasing the home's unique design and soaring vaulted ceilings that create an incredible sense of space. Designed for both everyday living and entertaining, the home offers multiple gathering spaces including a spectacular family room anchored by a cozy wood-burning fireplace, and a versatile loft ideal for a home office, reading nook, or creative space. The dining room easily accommodates a full furniture suite, while the chef-inspired kitchen is sure to impress with sparkling quartz countertops, premium stainless steel appliances including double ovens, beautiful cabinetry with soft-close doors, under-cabinet lighting, and a large central island. The lower level is both expansive and functional, featuring four bedrooms together on one floor—a rare and highly sought-after layout for growing families. The Primary Suite features double closets and ensuite with separate tub and shower. This level is rounded off with another full bath and the laundry closet and continues to impress with oversized windows that keep the rooms bright and welcoming. The basement is home to yet another living space and a near-complete wine cellar plus the mechanical room. Quality renovations are evident throughout, including hardwood flooring, updated windows, custom blinds, newer carpet, and matching quartz surfaces. The southwest-facing backyard is truly

exceptional. The enormous lot offers endless possibilities, whether you're dreaming of a detached garage, RV parking with alley access, or simply enjoying the landscaping, fruit trees, firepit area, and abundant space for kids and pets to play. Additional features include a covered storage area beneath the deck, an oversized driveway, tandem garage, and charming front porch. Best of all, the kids can practically hop, skip, and jump to school. Combining character, functionality, abundant natural light, and exceptional outdoor space, this is a home that simply must be experienced in person to be fully appreciated. Call your favorite local REALTOR to make this Small Town Dream Come True for YOU TODAY!