



GRASSROOTS
REALTY GROUP

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**1614 Harrison Street
Crossfield, Alberta**

MLS # A2325802



\$525,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,615 sq.ft.	Age:	1982 (44 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, On Street		
Lot Size:	0.12 Acre		
Lot Feat:	Environmental Reserve, Front Yard, Landscaped, No Neighbours Behind, Tre		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Crown Molding, No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: None

Welcome to 1614 Harrison Street—a freshly updated, move-in-ready family home nestled in one of Crossfield's established, mature neighbourhoods. Situated on a large lot backing directly onto a nature reserve with no rear neighbours, this property offers the perfect combination of privacy, modern updates, and everyday convenience. From the moment you step inside, you'll appreciate the extensive updates throughout. The main floor has been beautifully refreshed with brand-new vinyl plank flooring, elegant crown moulding, fresh contemporary paint, and updated lighting that creates a bright, welcoming atmosphere. The kitchen is both stylish and functional, featuring a striking farmhouse sink and a full complement of brand-new stainless-steel appliances, making it the perfect space for preparing meals and entertaining family and friends. The inviting living room is centered around a cozy gas fireplace, creating a warm and comfortable gathering place. Convenient main floor laundry with brand new washer and dryer and a 2-piece powder room add to the home's practical layout. Upstairs, you'll find three spacious bedrooms, including a generous primary retreat complete with a walk-in closet and private 3-piece ensuite. An additional bedroom also features a walk-in closet, providing excellent storage for a growing family. The fully finished lower level offers a central rec room for family movie nights, two additional bedrooms, ideal for large families, home offices, hobby rooms, fitness areas, or guest space. Both rooms showcase beautiful wood wainscoting, adding warmth and character. Major mechanical updates provide peace of mind, including a newer HE furnace, new water heater, new central air conditioning, new roof, new overhead garage door, new fencing, new flooring throughout, fresh paint, and modern lighting throughout. Step outside to enjoy your

private west-facing backyard overlooking the environmental reserve. With no rear neighbours, you'll love the peaceful setting, open views, and space to relax or entertain. The double attached garage offers two-man doors to the exterior providing plenty of access and options for a dog run and added convenience for storage, and projects. Offering 2,403 square feet of beautifully updated total living space, this exceptional home is ideally located within walking distance of schools, grocery stores, shopping, medical services, parks, and other everyday amenities. Combining extensive upgrades, a functional family-friendly layout, and an outstanding location in one of Crossfield's most desirable mature neighbourhoods, 1614 Harrison Street is truly move-in ready and waiting for its next owners.