



GRASSROOTS
REALTY GROUP

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210 Knight Avenue
Crossfield, Alberta

MLS # A2327951



\$759,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,883 sq.ft.	Age:	2022 (4 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Creek/River/Stream/Pond, Low Maintenance Landscape, No Neighbours Beh		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: In the basement, Refrigerator, Electric Stove, Washer, Dryer

Open house Saturday September 19th from 1:00 to 3:00. Welcome to this spacious and beautifully maintained two-storey home, perfectly situated on a premium lot backing directly onto a tranquil pond with walking paths. Offering four bedrooms upstairs, a main floor office, and a fully developed walkout basement, this home provides the ideal layout for families and those working from home. The bright and functional main floor features an inviting living room with a fireplace, a dedicated office, a powder room, the kitchen featuring quartz countertops, walk-in pantry, island and an adjacent dining area with a door that leads to a large deck perfect for all of your outdoor entertaining or relaxing enjoying the beautiful surroundings. Upstairs, you will find four generously sized bedrooms, including a spacious primary retreat with a three piece ensuite, and an additional four piece bathroom. The basement has been fully developed and includes an illegal suite, a full bathroom, family room, small kitchen and dining area and a laundry/utility room. Additional features include a double attached garage, a fully insulated shed equipped with power, an electric heater, making it perfect for a workshop or year round storage. Step outside to enjoy the peaceful backyard with stunning pond views and direct access to walking paths. This exceptional home offers the perfect combination of space, functionality, and an unbeatable location.