



GRASSROOTS
REALTY GROUP

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9 Ross Place
Crossfield, Alberta

MLS # A2333985



\$395,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,320 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Irregular Lo		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic 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:	Laminate Counters		

Inclusions: Hot Tub

Welcome to this bright and inviting 2-storey duplex on a quiet street in Crossfield, just steps from local parks and pathways and a quick drive to Highway 2A for an easy commute into Calgary or Airdrie. A charming front porch greets you at the entrance, while a skylight above the staircase fills the home with natural light. Inside, you'll find a functional layout with 3 bedrooms and 2.5 bathrooms. Upstairs, the primary retreat features a walk-in closet and private ensuite, complemented by two additional bedrooms and a main bathroom, perfect for a growing family. Step outside to your own private backyard oasis, complete with a deck, hot tub, and a well-established garden ready for fresh vegetables and fruit each season. The unfinished basement offers excellent additional space, ready for your future development plans. Located in a family-friendly, fast-growing community with small-town charm, Crossfield offers local favourites like The Diner at Shorty's and The Donut Man, along with the Pete Knight Memorial Arena, Collicutt Siding Golf Club, and nearby schools. A wonderful opportunity to enjoy peaceful small-town living just minutes from the city.