



**GRASSROOTS**  
REALTY GROUP

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119 Thomas Street  
Crossfield, Alberta

MLS # A2343703



**\$506,400**

|           |                   |        |                   |
|-----------|-------------------|--------|-------------------|
| Division: | NONE              |        |                   |
| Type:     | Residential/House |        |                   |
| Style:    | 2 Storey          |        |                   |
| Size:     | 1,262 sq.ft.      | Age:   | 2028 (-2 yrs old) |
| Beds:     | 3                 | Baths: | 2 full / 1 half   |
| Garage:   | Parking Pad       |        |                   |
| Lot Size: | 0.07 Acre         |        |                   |
| Lot Feat: | Back Lane         |        |                   |

|             |                                                                            |            |     |
|-------------|----------------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air, Natural Gas                                                    | Water:     | -   |
| Floors:     | Carpet, Ceramic Tile, Vinyl Plank                                          | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                            | Condo Fee: | -   |
| Basement:   | Full                                                                       | LLD:       | -   |
| Exterior:   | Stone, Vinyl Siding, Wood Frame                                            | Zoning:    | TBD |
| Foundation: | Poured Concrete                                                            | Utilities: | -   |
| Features:   | Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) |            |     |

Inclusions: N/A

Purpose-built as the perfect stepping stone from sharing walls to owning a home of your own, the Kinley offers a thoughtful layout designed for both everyday living and entertaining. The open-concept main floor is oriented toward the backyard and features a welcoming banquette-style dining area, a galley kitchen with a large island, a spacious walk-in pantry, and a convenient half bath off the foyer. Upstairs, the winged bedroom design provides enhanced privacy, while the primary bedroom offers a walk-in closet and private 3-piece ensuite. With plenty of space to gather and room to grow, the Kinley is ideal for first-time homeowners. Located in Vista Crossing, Crossfield, residents can enjoy nearby parks and green spaces in a family-friendly community. Photos are representative.