



GRASSROOTS
REALTY GROUP

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11 Maple Place
Crossfield, Alberta

MLS # A2347246



\$599,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,540 sq.ft.	Age:	1988 (38 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Rectangular Lo		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1A
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Wet Bar		

Inclusions: Shed, Garage Fridge, Built in garage Cabinets

Experience this custom-built executive home on a beautifully treed and landscaped corner lot. With over 3000sqft of finished living space and situated in a quiet, established neighborhood this home is the ideal spot for a growing family. The palatial entry reveals the exceptional upgrades and renovations this spacious home offers. These include new air conditioner, new furnace motor & capacitor, granite countertops and full height kitchen cabinetry with custom pull-out drawers; generous dining room where the entire family plus friends can gather; vaulted ceiling and a sunken living room with gas powered, real wood fireplace; natural gas line provided on the deck for your bbq and smoker; a luxurious soaker tub in the newly renovated ensuite along with storage towers for every his & hers lotion & potion. Downstairs features a full wet bar with stunning granite top and all the space needed for winemaking or microbrewing as well as wide open spaces for entertaining, 3 piece bath and additional bedrooms. The customized, oversized garage has a 10+ foot ceiling, its own 50amp electrical panel, plus 250 volt outlet, built-in storage and workspace that checks numerous wish list boxes as does the extra large backyard shed, with abundant space for every gardening gadget plus storage for toys. This immaculately kept home possesses a great deal of WOW factor and won't last long. Book your viewing today!