



**GRASSROOTS**  
REALTY GROUP

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**1105 Ross Street  
Crossfield, Alberta**

**MLS # A2227554**



**\$529,900**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,167 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Gravel Driveway, Heated Garage, Insulated, Stall		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Corner Lot, Few Trees, Landscaped, Lawn, Level, Private, Rectan		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-1C
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Laminate Counters		

**Inclusions:** 1 Garage Control, 1 Garage Remote

Welcome to this beautifully maintained 4-bedroom Bungalow with Central Air Conditioning, where pride of ownership is evident both inside and out. As you approach, you're greeted by a beautifully landscaped front yard adorned with a graceful birch tree, setting a serene tone for the home. The inviting exterior leads you to a charming front porch, perfect for enjoying quiet mornings. Step inside to discover updated laminate flooring that flows seamlessly throughout the main level, complemented by an abundance of natural light. The spacious kitchen offers ample cabinetry and room for a cozy breakfast nook, making it a delightful space for culinary creations. Adjacent to the kitchen, the dining area opens into a welcoming living room, ideal for family gatherings. The primary bedroom features a convenient half-bath ensuite, while a second bedroom and a full 4-piece bathroom complete the main floor. The fully finished basement extends the living space with two additional bedrooms, a large recreational room perfect for entertainment or relaxation, a 3-piece bathroom, and a dedicated laundry area. Outside, the west-facing backyard is a private oasis, fully fenced and beautifully landscaped. A stamped concrete pathway leads to a cozy fire pit area, offering an ideal setting for evening gatherings with family and friends. Completing this wonderful property is a heated double detached garage, providing ample space for vehicles and additional storage. A bonus for this property is that it is walking distance to almost everything in town, simply a wonderful location. This home combines comfort, functionality, and charm, making it a perfect choice for those seeking a tranquil lifestyle. Don't miss the opportunity to make this exceptional property your new home. Crossfield Alberta is a community that combines affordability with a family-oriented atmosphere,

quality education, and ample recreational activities. Its strategic location near larger urban centers adds to its appeal, making it a top choice for families looking to establish roots in a nurturing environment. Call today!