



GRASSROOTS
REALTY GROUP

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1218 Grey Avenue
Crossfield, Alberta

MLS # A2242858



\$550,000

Division:	NONE		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,360 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	3
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-1C
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Storage		

Inclusions: N/A

Don't miss this recently upgraded + refreshed family home occupying nearly 2,000 sqft of developed space! Step foot inside and take in the dramatic vaulted ceilings, bright open concept floor plan, large windows + wood flooring throughout. Enjoy fresh paint and dozens of touch-ups completed around this property in the last week. This spacious 3 bedroom + 3 bathroom split level layout is perfect for young families or empty nesters. The +amalgamated +kitchen + dining areas create an atmosphere +that is easy to host guests and entertain friends. The clean white kitchen shines with stainless steel appliances, subway tile backsplash, double sink and a moveable breakfast bar island. Migrate over to the living area, next to the bay windows, to unwind with your favourite show after a long day. Retreat up to the primary bedroom, equipped with a full 4 piece +en-suite bathroom. The two additional bedrooms have access to the guest bathroom just down the hall. On the lower level you will find a massive rec room, ideal for family movie + game nights, a spot for the kids to take over and play or even an amazing home gym set up. You also have access to a 3 piece bathroom along with laundry + storage. Step out to the elevated patio and unwind a beverage while tending to the BBQ. A lush + inviting backyard featuring garden beds and a designated fire pit area. The double garage + laneway parking +pad, suitable for an extra two vehicles [or RV!], make it a breeze for having guests over. A location close to all of your daily amenities. Make the summer of 2025 the season you get into your new home.