



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

13 Ross Place
Crossfield, Alberta

MLS # A2262298



\$449,900

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,362 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, RV Gated		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Lawn, No Neighbours Behin		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt/Gravel	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: none

Welcome to this stunning 3-bedroom, 2.5-bath home perfectly situated on a peaceful cul-de-sac — the ideal setting for family living. Featuring an open and inviting floor plan, this home offers comfort, style, and practicality throughout. Step inside to find rich hardwood floors, updated lighting, and a bright, modern kitchen complete with newer STAINLESS STEEL appliances and plenty of workspace. The spacious living area is warm and welcoming with a cozy gas fireplace, perfect for relaxing evenings. Upstairs, you'll find three generous bedrooms, including a comfortable primary suite with ample closet space and UPSTAIRS LAUNDRY. The fully finished basement adds even more versatility — an ideal large rec room is perfect for a home gym, theatre or kids area. Outside, enjoy a beautifully landscaped yard with RV parking, an oversized double detached garage, and plenty of room for outdoor entertaining. Located close to schools, parks, and shopping, this home truly has it all — modern updates, great layout, and an unbeatable location. ? Don't miss your chance to call this one home!