



GRASSROOTS
REALTY GROUP

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

**1106 Stevens Street
Crossfield, Alberta**

MLS # A2268508



\$475,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,712 sq.ft.	Age:	1994 (31 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-1A
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Walk-In Closet(s)		

Inclusions: Hot Tub, Shed, Piano, 2nd Refrigerator

Welcome to this bright and spacious home in Westgate Estates, Crossfield. Set on a quiet street backing onto green space, this property offers over 1,700 sq. ft. of living space with a functional layout and plenty of natural light throughout. The main floor features vaulted ceilings, a cozy fireplace, and a welcoming kitchen and dining area that lead out to the back deck and yard, creating a comfortable space for everyday living or entertaining. A 2-piece bathroom completes this level. Upstairs, you'll find three bedrooms, a versatile bonus room, and upper-floor laundry. The primary bedroom includes a walk-in closet and private ensuite. The basement is partially finished, offering additional space for storage, a home gym, or future development. Updates include a new hot water tank, dishwasher, stove, washing machine, and garburator. Outside, you'll find the back deck, a fenced yard with a dog run, a double attached garage, and a durable clay tile roof that adds lasting quality. With a peaceful setting and a layout built for comfort and practicality, this is a great opportunity in Crossfield. Book your showing today!