



GRASSROOTS
REALTY GROUP

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**1105 Hammond Avenue
Crossfield, Alberta**

MLS # A2273201



\$560,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,168 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Parking Pad, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1C
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, Storage, Vaulted Ceiling(s)		

Inclusions: Stair Lift (Negotiable)

Quick Possession is Available on this beautiful custom built Bungalow in Crossfield. This home is great for people looking for 1 floor living with everything you need being accessible on the main floor. There have only two owners of this property and it has been exceptionally cared for. With over 2000sqft of living area, everyone can have their own space. When entering from the front there is a beautiful covered porch that spans the length of the house. Inside you will find an open floor plan with a spacious living room, dining area and a kitchen with excellent storage and prep space. The living room features a gas fire place and built in side storage. The kitchen has a breakfast bar and was converted for main floor laundry. The primary bedroom is quite large. It is completed with a 4pc ensuite and a large walk in closet. Also on the main floor is a good sized second bedroom and another 4pc bathroom. The basement has also been completely finished. It's living area also features a gas fireplace and the long family room would be ideal for a billiards enthusiast. There is also a 3rd bedroom, which is currently set up as an excellent sewing room. Also on the lower level there is a full sized laundry room, 3 pc bathroom and large utility room with even more storage. What makes this home really unique is the attached garage being at the back of the home. It is an oversized double garage with a 12' ceiling. It would make for a mechanics dream. There is also a large 24'x28' parking pad which could be ideal for storing an RV or utility trailer. The back yard and side yard are both fully fenced and the flower beds are set up with a misting system. Don't miss out! Book your showing today!