



GRASSROOTS
REALTY GROUP

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**1071 Stevens Place
Crossfield, Alberta**

MLS # A2279918



\$564,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,650 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Pie Shaped Lot, See Remarks, Yard Drainage		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		
Inclusions:	N/A		

MASSIVE PIE LOT - PREMIUM CUSTOM UPGRADES - NEARLY NEW - PEACEFUL QUIET NEIGHBOURHOOD. Now available in one of Crossfield's most established and peaceful neighborhoods, this exceptional custom home built in 2022 sits on a generous pie-shaped lot and blends high-end modern features with thoughtful family-friendly design. From the moment you enter, you'll notice the abundance of natural light and the expansive feel created by 9-foot ceilings and stylish vinyl plank flooring throughout the main floor. At the heart of the home is a stunning chef's kitchen boasting waterfall quartz countertops on both sides of the island, a large sink, ample cabinetry, and upgraded Whirlpool appliances. The expansive pantry offers practical storage, while upgraded lighting and plumbing fixtures elevate the entire space with a sleek, contemporary finish. The adjoining living area features a built-in electric fireplace with a tasteful mantle, creating the perfect area for relaxing or entertaining. Nearby, the spacious front entry closet, convenient half bath, and access to a double attached garage. Upstairs, you'll find three generously sized bedrooms and two full bathrooms, including a luxurious primary retreat with heated tile floors, dual sinks, a glass enclosed walk-in tiled shower and a large walk-in closet. A versatile flex room offers the perfect space for a home office, media room, or play area, while a dedicated laundry room offers even more convenience and versatility. The basement, with its three large above-grade windows and tall ceilings, is waiting for your final touch or it makes the perfect hassle free storage area. Outdoors, the fully fenced yard—finished with premium vinyl fencing is expertly landscaped and includes a dog run directly accessible from the deck, and wiring ready for a hot tub. Backing onto tranquil green space

and scenic walking paths, this backyard offers privacy and a true connection to nature. Central air conditioning and an upgraded blinds package help keep you cool during the hot summer and add even more appeal. Close to shopping, restaurants, school and all amenities Crossfield has to offer and With this many upgrades, this beautiful move in ready home wont last long. Book your private viewing today!