



**1132 Veterans Avenue
Crossfield, Alberta**

MLS # A2288875



\$649,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,427 sq.ft.	Age:	2022 (4 yrs old)
Beds:	2	Baths:	2
Garage:	Driveway, Front Drive, Garage Faces Front, Insulated, Oversized, Triple Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Greenbelt, Landscaped, Low F		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	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, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Stone Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Wood shelves (not workbench), Bracket for the TV in the living room

What a RARE opportunity to own a BUNGALOW offering an ATTACHED TRIPLE GARAGE and 9-foot ceilings on BOTH LEVELS — a combination that is seldom available! From the moment you enter, the elevated ceiling height and upgraded 8-foot doors create an immediate sense of space and quality. Knockdown ceilings and modern, cohesive finishes carry that refined feel throughout the home. The kitchen is timeless and well-appointed with classic white cabinetry, quartz countertops, black hardware, and contemporary lighting accented with subtle gold details. A generous dining area flows seamlessly to the rear deck, complete with a gas line for BBQs, along with a lower patio for additional outdoor living space. Space for an RV as well. The vinyl-fenced yard offers back-alley access and a quiet setting where you can step outside and enjoy a touch of nature. The living room is warm and inviting, anchored by a custom mantle fireplace and large windows that bring in excellent natural light. The HUGE primary suite is designed as a true retreat and features a spa-like ensuite with an oversized shower that has tile finished to the ceiling, double undermount sinks with QUARTZ countertops, six functional drawers for storage, and a large walk-in closet. The secondary bathroom also showcases tile to the ceiling, reinforcing the upgraded finishes throughout. A second bedroom completes the main level. The main-floor laundry room has been thoughtfully upgraded with custom cabinetry and additional space for drying racks and organization. Downstairs, the massive basement mirrors the main floor with 9-foot ceilings and offers three large windows, a bathroom rough-in already in place, and utilities neatly positioned in one corner — creating an ideal and flexible layout for future development. Create the perfect space for a media room, home gym, pool table,

or whatever you can dream up. Immaculately maintained and lightly lived in, this bungalow offers rare garage space, elevated ceiling height, and quality upgrades in a peaceful location. Book your showing today!