



285223 RR11
Crossfield, Alberta

MLS # A2127981



\$1,999,999

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey Split, Acreage with Residence		
Size:	2,639 sq.ft.	Age:	1982 (42 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached, Oversized, Workshop in Garage		
Lot Size:	43.52 Acres		
Lot Feat:	Secluded, See Remarks, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Finished, Full	LLD:	35-28-1-W5
Exterior:	Brick, Wood Frame	Zoning:	UR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Granite Counters, Kitchen Island, No Smoking Home, Separate Entrance, Storage, Vinyl Windows		

Inclusions: N/A

Incredible opportunity to have TWO HOMESTEADS on one very private piece of land. This 48.16-acre parcel of land has been annexed to the Town of Crossfield and has excellent future development potential. Bordered by Highway 2A and Township 290, there is significant road frontage. Accessing the driveway from Highway 2A, a canopy of trees borders the entry as you wind your way to the property. Here you will find a lovely 2-story home that is an idyllic place to raise a family. With over 4400 square feet of developed living space, there is plenty of room for large or multi-generational families. Significantly updated throughout the years, you will love the modern farmhouse feel. It features five bedrooms, a large kitchen, multiple living rooms, office space, and a renovated basement that is an entertainer's dream. (Check out the virtual tour for a full preview). A second home on the property measures over 900 square feet above grade and can bring in extra rental income. Additional outbuildings include a 3-sided equipment carport and a heated workshop. Multiple wells feed into a 5000-gallon cistern that provides ample water to the residences. Two individual tank and field septic systems are regularly serviced and maintained. Enjoy the best of both worlds here as there is ample privacy for country living and yet, you are only minutes from town. This is fertile land for development, put your stake here and reap the future benefits.