



**576, 500 Harrison Court
Crossfield, Alberta**

MLS # A2168727



\$799,500

Division:	NONE		
Type:	Residential/Duplex		
Style:	Bungalow, Up/Down		
Size:	2,661 sq.ft.	Age:	2014 (10 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Cleared, Corner Lot, Cul-De-Sac, Few Trees, Front Yard, Lawn, L		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, See Remarks	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: Balcony screens

****INVESTOR ALERT - FULL DUPLEX FOR SALE ON LARGE CORNER LOT**** Please click the multimedia links for a full video walk through of BOTH units. Welcome to your dream home in the quaint town of Crossfield! This exceptional full duplex boasts 5 bedrooms and 3 bathrooms, offering over 2,600 sqft of thoughtfully designed living space. With two completely separate yards, this property is perfect for enjoying outdoor living at its finest. ****Unit 576A**** features an inviting entry with garage access, leading you up to a spacious living area that showcases an abundance of natural light and 9-foot ceilings. The gorgeous kitchen is a chef's delight, equipped with ample cabinet space and a large dining area that flows seamlessly into the living room. Step out onto your incredible patio, where you can soak in stunning sunset views while enjoying your private yard—ideal for kids and pets alike. Retreat to the bedroom wing, where the oversized primary suite offers large windows, a spacious walk-in closet, and a luxurious 4-piece ensuite. Two additional generously sized bedrooms and a convenient laundry closet complete this unit. ****Unit 576B**** welcomes you with a tranquil ambiance, also featuring 9-foot ceilings and a beautiful kitchen with an entertaining island. The large living room opens directly to your private backyard, complete with a deck and cozy dining/fire pit area—perfect for summer gatherings or quiet evenings at home. The bright primary bedroom is complemented by a well-appointed 4-piece bathroom and a spacious secondary bedroom, making it ideal for small families, guests, or rental income. A large laundry area and access to the attached single-car garage round out this delightful space. Located just a 35-minute drive from Calgary, Crossfield is a charming, family-oriented town with a welcoming community feel with an

Elementary & High School a short walk away. Whether you're looking for a home with investment potential or a mortgage helper, this stunning full duplex is an opportunity you won't want to miss. Make it yours today!