



**1621 Saskatchewan Street  
Crossfield, Alberta**

**MLS # A2173280**



**\$585,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,131 sq.ft.	<b>Age:</b>	1990 (34 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, No Neighbours Behind, Landscaped, Rectangu		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Jetted Tub		

**Inclusions:** 2x Storage Sheds, A/C unit, Hot Tub "as is", Pool Table, Propane Tanks

Welcome to the growing community of Crossfield. This beautiful split level home has everything your family needs. The home is on 1 and 1/2 lots giving it a massive 9,000sqft lot. It is also in mature area of town near schools, shopping, parks and the hockey arena. Ideal for an active family. The yard is beautifully landscaped with large trees and bushes providing great privacy and entertaining space. The oversized double garage is heated and behind the garage is room to park multiple vehicles or RV's. There are also multiple different seating areas in the yard including an enclosed porch/hot tub area. Great for year round gatherings. Inside the home you'll find a lovely living room area with a working wood burning stove and bay window for great natural light. The large kitchen has ample storage and prep space. The upper level has 3 bedrooms and a 4pc bathroom with access from the primary bedroom. The lower level of the home is the perfect hang out space with room for a pool table and a built in wet bar. The basement level is also a great spot to turn into a theatre room or for virtual golf. The opportunities this home provides are truly endless and will meet your families needs for years to come. The lot is also Zoned R2 making it a great option for building a garage suite with municipal approval.