



**1108 Veterans Avenue
Crossfield, Alberta**

MLS # A2182883



\$719,500

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,408 sq.ft.	Age:	2016 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Heated Garage, Oversized, Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, No Smoking Home, Pantry		

Inclusions: 2nd dishwasher, 2nd fridge, playground in backyard, shed

Discover this stunning, fully developed 2-storey home with a walkout basement (illegal suite) that perfectly blends style & functionality. Situated in a desirable community with easy access to parks, schools, pathways, & the QE2, this home offers something for everyone. The main floor features an open-concept design with a large, tiled front entry & a convenient office tucked just off the entrance. The garage entry offers ample space for a bench, while a discreetly located 1/2 bath completes the layout. The kitchen has full height cabinets, a large island, plenty of prep space, pantry, stainless steel appliances including the built in oven & microwave & leads into the family room with built-ins a gas fireplace. A spacious nook off the kitchen provides access to the deck that has a gas line, ideal for outdoor dining or relaxing. Upstairs, you'll find 3 spacious bedrooms, including a luxurious primary suite with a walk-in closet & a full ensuite featuring dual sinks, a soaker tub, & a walk-in shower. A large bonus room & upstairs 1st laundry add to the convenience. The walkout basement is fully developed & includes an (illegal) suite, perfect for extended family. The area includes a family room with a gas fireplace, a dining area, a well-appointed kitchen with plenty of cabinets & pull-out drawers, a spacious bedroom with dual closets, a full 3-piece bathroom, a second laundry plus extra storage. The backyard is fully fenced & features a shed, plenty of play space, & a concrete patio with a covered area under the deck, offering year-round enjoyment. A triple., heated attached garage completes the package. This home truly has it all—don't miss your chance to make it yours!