



**612 Harrison Court
Crossfield, Alberta**

MLS # A2193266



\$710,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,313 sq.ft.	Age:	2016 (9 yrs old)
Beds:	4	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Rectangular Lot, Underground		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry		

Inclusions: Electric fireplace, TV Mounts.

****Click the multimedia button for a full video walk through**** Nestled in the heart of the charming town of Crossfield, this exceptional 2-storey home offers the perfect balance of tranquility, modern luxury, and functional living. Located on a quiet street, the residence features an expansive 3000+ square feet of total, beautifully designed living space that invites natural light to flood every room. Upon entering, you're immediately greeted by a grand, open-concept main level with soaring high ceilings and gleaming hardwood floors that set the tone for the entire home. The chef-inspired kitchen boasts stunning granite countertops, top-of-the-line gas stove, and an abundance of cabinetry, creating the ideal space for both culinary masterpieces and casual family meals. CENTRAL AIR-CONDITIONING ensures year-round comfort, and the main level also features a full 4-piece bathroom and a dedicated office, perfect for remote work or a private study. The upper level is equally impressive, with a spacious bonus room that can be used as a media room, playroom, or additional living space. The oversized primary bedroom is a true retreat, with ample room for rest and relaxation, and an ensuite that rivals any spa, bathed in natural light and finished with luxurious touches. Two additional generously sized bedrooms and convenient upper-level laundry complete the floor, ensuring both style and practicality. Outside, the south-facing backyard is an entertainer's dream, featuring a beautiful pergola that overlooks the meticulously maintained yard. Irrigation is in place to make outdoor upkeep a breeze, while the triple-car, HEATED attached garage provides ample storage and space for all your vehicles and toys. The lower level offers even more potential, with a separate entrance leading to a spacious bedroom, roughed in plumbing for a kitchen, and a full

bathroom, featuring heated floors for added luxury and comfort—perfect for guests, or a growing family. Located just 15 minutes from Airdrie for larger amenities and a short 40 minute drive to Calgary, this home offers the best of both worlds: peaceful country living with easy access to city conveniences. The wonderful town of Crossfield boasts excellent schools, a vibrant community spirit, a nearby arena, and a community centre, all offering a variety of seasonal events to foster a welcoming neighborhood environment. Whether you're looking to raise a family or simply enjoy a serene and friendly community, this home is the perfect place to begin your next chapter. Come experience this rare opportunity to own a home that blends luxury, convenience, and small-town charm—your dream home awaits.