

# \$719,500 - 1108 Veterans Avenue, Crossfield

MLS® #A2182883

**\$719,500**

4 Bedroom, 4.00 Bathroom, 2,408 sqft  
Residential on 0.12 Acres

NONE, Crossfield, Alberta

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!

Built in 2016

### Essential Information

MLS® #	A2182883
Price	\$719,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,408
Acres	0.12
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1108 Veterans Avenue
Subdivision	NONE
City	Crossfield
County	Rocky View County
Province	Alberta
Postal Code	T0M0S0

### Amenities

Parking Spaces	6
Parking	Heated Garage, Triple Garage Attached, Oversized
# of Garages	3

### Interior

Interior Features	Central Vacuum, Kitchen Island, No Smoking Home, Pantry
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Electric Stove, Garage

	Control(s), Microwave, Range Hood, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Basement, Family Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out, Exterior Entry, Suite

## Exterior

Exterior Features	None
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	December 12th, 2024
Days on Market	90
Zoning	R-1B

## Listing Details

Listing Office	MaxWell Capital Realty
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