

# \$550,000 - 1214 Hammond Avenue, Crossfield

MLS® #A2198649

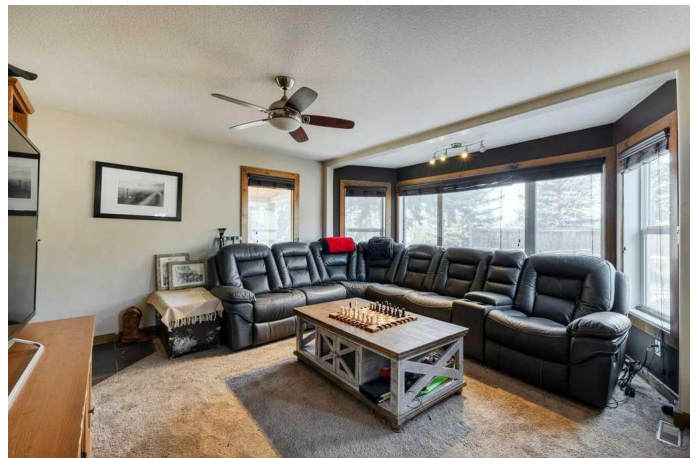
**\$550,000**

3 Bedroom, 2.00 Bathroom, 1,227 sqft

Residential on 0.20 Acres

NONE, Crossfield, Alberta

**\*\*NEW PRICE\*\*** Great opportunity to own this fantastic bungalow on a huge landscaped lot on a quiet street in the heart of Crossfield. The first thing that you see when you pull up to this home is the incredible covered veranda that spans the entire front of the home. When you enter the home there is a spacious front foyer with room for your boots and coats which leads directly into the bright and open living room with a bank of west facing windows. The living room opens into the spacious eat-in kitchen with plenty of maple cabinets and stainless steel appliances. This home has been carefully finished with beautiful trim and millwork, soft corners and in floor heating with ceramic tile and hardwood floors. There are 2 extra bedrooms that share an updated 3 piece bathroom and the washer and dryer are conveniently located on the same level. The master suite is a thing of beauty with a large walk-in closet and vaulted ceilings finished with lovely tongue and groove pine and recessed lighting. There is a luxurious 3 piece en suite bathroom with an enormous enclosed shower complete with custom tile, stainless fixtures and a large rain head. Off the kitchen there is a spacious mudroom with access to the dugout basement. Out back you will find the most incredible covered deck you will find. The deck provides over 500sqft of space to entertain with a beautifully constructed timber roof. Sit outside and enjoy the rain! The oversized double garage is heated, has 220V service and there is a large shed in the back to



store your tools and mower. The shed could easily be moved to allow space to park your RV if that is something that appealed to you. The yard has been beautifully landscaped and has a great firepit and custom walking bridge that spans the tranquil pond and water feature. This home is an excellent opportunity for anyone that is looking for "single level living" with the benefit of enjoying exceptional outdoor space. Please take a look at the virtual tour and then book your private showing today.

Built in 1940

### Essential Information

MLS® #	A2198649
Price	\$550,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,227
Acres	0.20
Year Built	1940
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1214 Hammond Avenue
Subdivision	NONE
City	Crossfield
County	Rocky View County
Province	Alberta
Postal Code	T0M 0S0

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, Off Street

# of Garages 2

### Interior

Interior Features No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating In Floor, Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Unfinished, Partial

### Exterior

Exterior Features Other

Lot Description Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Treed

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Brick/Mortar

### Additional Information

Date Listed March 13th, 2025

Days on Market 49

Zoning R-1C

### Listing Details

Listing Office CIR Realty

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