

# \$550,000 - 1218 Grey Avenue, Crossfield

MLS® #A2242858

**\$550,000**

3 Bedroom, 3.00 Bathroom, 1,360 sqft

Residential on 0.14 Acres

NONE, Crossfield, Alberta

Don't miss this recently upgraded + refreshed family home occupying nearly 2,000 sqft of developed space! Step foot inside and take in the dramatic vaulted ceilings, bright open concept floor plan, large windows + wood flooring throughout. Enjoy fresh paint and dozens of touch-ups completed around this property in the last week. This spacious 3 bedroom + 3 bathroom split level layout is perfect for young families or empty nesters.

The amalgamated kitchen + dining areas create an atmosphere that is easy to host guests and entertain friends. The clean white kitchen shines with stainless steel appliances, subway tile backsplash, double sink and a moveable breakfast bar island. Migrate over to the living area, next to the bay windows, to unwind with your favourite show after a long day. Retreat up to the primary bedroom, equipped with a full 4 piece en-suite bathroom. The two additional bedrooms have access to the guest bathroom just down the hall. On the lower level you will find a massive rec room, ideal for family movie + game nights, a spot for the kids to take over and play or even an amazing home gym set up. You also have access to a 3 piece bathroom along with laundry + storage. Step out to the elevated patio and unwind a beverage while tending to the BBQ. A lush + inviting backyard featuring garden beds and a designated fire pit area. The double garage + laneway parking pad, suitable for an extra



two vehicles [or RV!], make it a breeze for having guests over. A location close to all of your daily amenities. Make the summer of 2025 the season you get into your new home.

Built in 1997

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2242858      |
| Price          | \$550,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,360         |
| Acres          | 0.14          |
| Year Built     | 1997          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 3 Level Split |
| Status         | Active        |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 1218 Grey Avenue  |
| Subdivision | NONE              |
| City        | Crossfield        |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T0M 0S0           |

**Amenities**

|                |                                                                            |
|----------------|----------------------------------------------------------------------------|
| Parking Spaces | 4                                                                          |
| Parking        | Additional Parking, Concrete Driveway, Double Garage Attached, Parking Pad |
| # of Garages   | 2                                                                          |

**Interior**

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Storage                                           |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |

|                 |                |
|-----------------|----------------|
| Heating         | Forced Air     |
| Cooling         | None           |
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Balcony, Private Yard              |
| Lot Description   | Back Yard, Front Yard              |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 26              |
| Zoning         | R-1C            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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