

# \$575,000 - 1214 Hammond Avenue, Crossfield

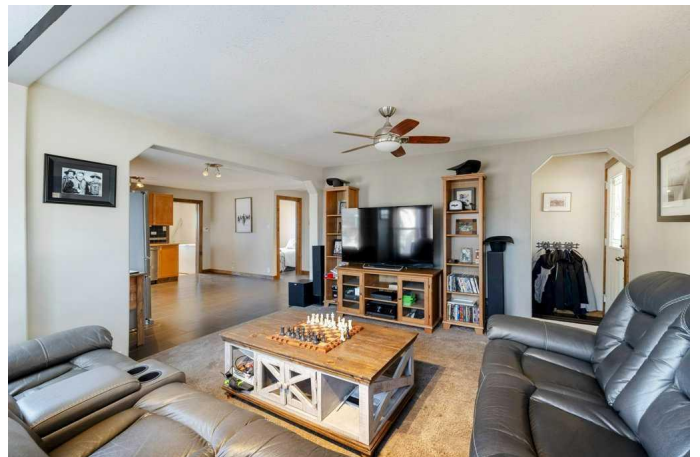
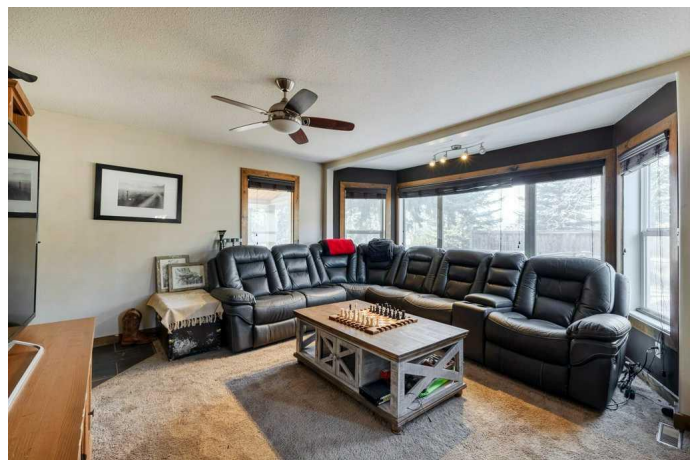
MLS® #A2198649

**\$575,000**

3 Bedroom, 2.00 Bathroom, 1,227 sqft  
Residential on 0.20 Acres

NONE, Crossfield, Alberta

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 for 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" and it is located right next door to the Dr. Whillans Manor for Senior Living. This would be perfect for someone looking to take advantage of their Independent Living program which allows access to some of their care services (meal plan/social functions/Medication Management) without taking the step of moving into the Manor itself. Please take a look at the virtual tour and then book your private showing today.

Built in 1940

### **Essential Information**

MLS® #	A2198649
Price	\$575,000
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 Partial, Unfinished

### 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 1  
Zoning R-1C

### Listing Details

Listing Office CIR Realty

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