

**994 Shantz Place**  
**Crossfield, Alberta**

**MLS # A2156402**



**\$650,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | NONE   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 2,061 sq.ft.   | <b>Age:</b>   | 2014 (10 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Garage Faces Front, Insulated |               |                   |
| <b>Lot Size:</b> | 0.08 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Lawn, Level, Rectan |               |                   |

|                    |                                |                   |     |
|--------------------|--------------------------------|-------------------|-----|
| <b>Heating:</b>    | High Efficiency, Forced Air    | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Tile         | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                 | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Cement Fiber Board, Wood Frame | <b>Zoning:</b>    | R-2 |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -   |

**Features:** Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** All T.V. Wall Mounts, White Shoe Rack at Entry, Mirror in Hall on Main Floor

Welcome to this exceptional fully finished two-storey home in the peaceful town of Crossfield, where luxury meets comfort. As you step into the spacious entryway, you'll be captivated by the open, flowing floor plan and soaring 9' ceilings. The hand-scraped distressed hardwood and upgraded lighting set a tone of elegance throughout the home. The main floor offers a sophisticated office, custom built-in bookshelf between office and living space, a stylish 1/2 bath, and a show-stopping kitchen featuring granite countertops, a flush eating bar, and stunning custom walnut full-height cabinets. The kitchen is a chef's dream with a walk-in pantry, soft-close drawers, under-cabinet lighting, stainless steel appliances, and a built-in microwave. The adjoining living room, with a cozy gas fireplace, and the expansive dining space, open onto a large deck that overlooks a serene green space and pathway. Perfect for entertaining, the outdoor area includes a stamped concrete pad, hot tub rough-in, massive pergola, and BBQ gas line. Ascend the wrought iron spindled staircase to discover a magnificent primary retreat with a luxurious 5-piece ensuite. Pamper yourself in the massive tiled shower with a bench, relax in the jetted soaker tub, and enjoy the convenience of a walk-in closet with sliding barn door and custom built-ins. Two additional spacious bedrooms, each with walk-in closets, a 4-piece bath, and a laundry room with cabinets and a laundry sink complete the upper level. The fully finished basement with 9' ceilings offers even more living space, featuring a large living room, a fourth bedroom, a 4-piece bath, and a roughed-in wet bar, along with ample storage. This turn-key property is just minutes from the city, offering the perfect blend of small-town tranquility and urban convenience. Don't miss your chance to own this exquisite home!