

**1031 Hammond Avenue**  
**Crossfield, Alberta**

**MLS # A2172806**



**\$469,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,421 sq.ft.	<b>Age:</b>	1990 (34 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	WBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Don't miss this opportunity to own your own home. Come check out this MOVE IN READY 2-storey, half duplex, ideally nestled on a quiet, well-established street in Crossfield. This property seamlessly blends functional space with OPEN CONCEPT LIVING ON MAIN FLOOR and a TOTAL OF 5 BEDROOMS on the upper and lower levels. The main floor is complemented with ample natural light and wood plank flooring. Step through the front door into the inviting living room, perfect for relaxation and family gatherings. The contemporary kitchen features laminate countertops, a sit-up-to island, a pantry, beautiful cabinetry, partial stainless steel appliances and flows effortlessly into the adjacent dining area. A convenient 2-piece bath and back entrance complete the main level. The backyard has room for the kids and/or pets to play. Leave it as is or create your personal backyard oasis. The yard also leads to your detached, double car garage. Upstairs, you will find three generously-sized bedrooms with each with its own walk-in closet. The primary bedroom has a 3-piece ensuite. Another 4-piece bathroom and stacked laundry enhance the upper level's functionality. The basement is fully finished with two additional, large bedrooms with walk-in closets. Use these rooms to suit your needs. Whether that be a bedroom, a separate entertainment/tv room, an office or a playroom for the kids. These rooms offer the flexibility for a variety of uses. A four-piece bathroom and storage complete this space. All the amenities of Crossfield's main street are only steps away. Crossfield is a great place to live with Airdrie and Calgary only a short drive away. Come see this home today and imagine the possibilities it has to offer.