

\$519,900 - 1218 Grey Avenue, Crossfield

MLS® #A2242858

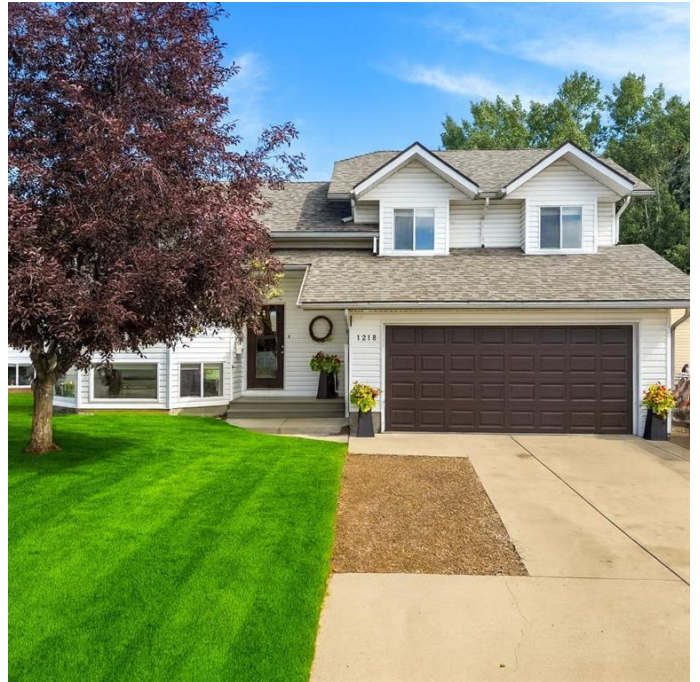
\$519,900

3 Bedroom, 3.00 Bathroom, 1,360 sqft

Residential on 0.14 Acres

NONE, Crossfield, Alberta

Hello value! A recently upgraded + rejuvenated 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 recent weeks. 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.

Built in 1997

Essential Information

MLS® #	A2242858
Price	\$519,900
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	104
Zoning	R-1C

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.