

**35 Collins Crescent
Crossfield, Alberta**

MLS # A2238454



\$675,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,626 sq.ft.	Age:	2004 (21 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Corner Lot, Landscaped		

Heating:	Boiler, In Floor, Forced Air	Water:	-
Floors:	Carpet, Cork, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Kitchen Island, No Smoking Home, Tankless Hot Water		

Inclusions: NA

Spacious & Stylish Bungalow with Over 3,100 Sq.Ft. of Developed Living Space! Welcome to this beautifully updated 5-bedroom bungalow offering the perfect blend of luxury, comfort, and functionality. With over 3,100 square feet of developed living space, this home is ideal for families, entertainers, and anyone seeking a move-in-ready property with all the extras. Step inside to find a chef's dream kitchen, complete with a large central island, custom cabinetry, and spacious dining and breakfast nook areas—perfect for family gatherings or casual mornings. The living room is warm and inviting, centered around a cozy gas fireplace and filled with natural light. The main floor also features a generous primary suite with a large walk-in closet and a private 3-piece ensuite, plus two additional bedrooms, a full bath with heated tile floors, and convenient main floor laundry. Downstairs, the fully finished basement is designed for entertaining with in-floor heating, a custom-built bar, home theatre wiring with built-in speakers, two more large bedrooms, and another full 4-piece bathroom. Outside, enjoy a private, landscaped yard backing onto a nearby walking path, and unwind on the secluded deck. The heated oversized double attached garage (26'4x23) offers ample storage and comfort in any season. Additional upgrades include central air conditioning, an irrigation system, on-demand hot water, and upgraded electrical fixtures throughout. This home truly checks all the boxes. Don't miss your opportunity to own this exceptional property in a desirable location. Book your private showing today!