

1450 Smith Avenue
Crossfield, Alberta

MLS # A2251883



\$450,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,190 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Pantry		

Inclusions: N/A

Beautifully Updated FULLY FINISHED 4 bedroom, 3 full bathroom Bi-Level 1/2 Duplex (no condo fees) in Charming Crossfield. Step into over 2,000 sq. ft. of meticulously maintained living space in this bright and spacious bi-level 1/2 duplex, located near the peaceful west end of Smith Avenue—just steps from the open prairie, a BEAUTIFUL MOUNTAINVIEW and a short drive to Airdrie, Calgary or a bit further north Carstairs. The main floor features brand new stylish, ultra-durable vinyl plank flooring, updated lighting throughout, new fresh neutral paint throughout, and all-new trim and baseboards. Enjoy a spacious living room with a cozy gas fireplace, a well-designed kitchen with an island, with newer double door stainless steel fridge and dishwasher. a generous primary bedroom with ensuite, a large second bedroom, a second full bath, and main-floor laundry with a newer washer and brand new dryer. Step outside to your private oasis—a beautifully landscaped backyard with a large, partially covered, low-maintenance deck and a huge garden shed for extra storage. Downstairs, the fully finished basement offers plush new carpet, a massive rec room, two more spacious bedrooms each with their own walk-in closet, and a third full bathroom. Ideal for family, guests, or a home office setup. Roof is just 6 years old as well as the hot water tank. This move-in ready home offers unbeatable value, small-town charm, and modern updates throughout. Don't miss your chance; book your showing today!