

13 Ross Place  
Crossfield, Alberta

MLS # A2262298



## \$449,900

|                  |                                                                         |               |                   |
|------------------|-------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                                                    |               |                   |
| <b>Type:</b>     | Residential/Duplex                                                      |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side                                         |               |                   |
| <b>Size:</b>     | 1,362 sq.ft.                                                            | <b>Age:</b>   | 1999 (26 yrs old) |
| <b>Beds:</b>     | 3                                                                       | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached, RV Gated                                        |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                                                               |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Cul-De-Sac, Landscaped, Lawn, No Neighbours Behin |               |                   |

|                    |                                                                                       |                   |     |
|--------------------|---------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                               | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Laminate                                                            | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt/Gravel                                                                        | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                              | <b>Zoning:</b>    | R-2 |
| <b>Foundation:</b> | Poured Concrete                                                                       | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan |                   |     |

**Inclusions:** none

Welcome to this stunning 3-bedroom, 2.5-bath home perfectly situated on a peaceful cul-de-sac — the ideal setting for family living. Featuring an open and inviting floor plan, this home offers comfort, style, and practicality throughout. Step inside to find rich hardwood floors, updated lighting, and a bright, modern kitchen complete with newer STAINLESS STEEL appliances and plenty of workspace. The spacious living area is warm and welcoming with a cozy gas fireplace, perfect for relaxing evenings. Upstairs, you’ll find three generous bedrooms, including a comfortable primary suite with ample closet space and UPSTAIRS LAUNDRY. The fully finished basement adds even more versatility — an ideal large rec room is perfect for a home gym, theatre or kids area. Outside, enjoy a beautifully landscaped yard with RV parking, an oversized double detached garage, and plenty of room for outdoor entertaining. Located close to schools, parks, and shopping, this home truly has it all — modern updates, great layout, and an unbeatable location. ? Don’t miss your chance to call this one home!