

# \$539,900 - 1214 Hammond Avenue, Crossfield

MLS® #A2198649

**\$539,900**

3 Bedroom, 2.00 Bathroom, 1,227 sqft  
Residential on 0.20 Acres

NONE, Crossfield, Alberta

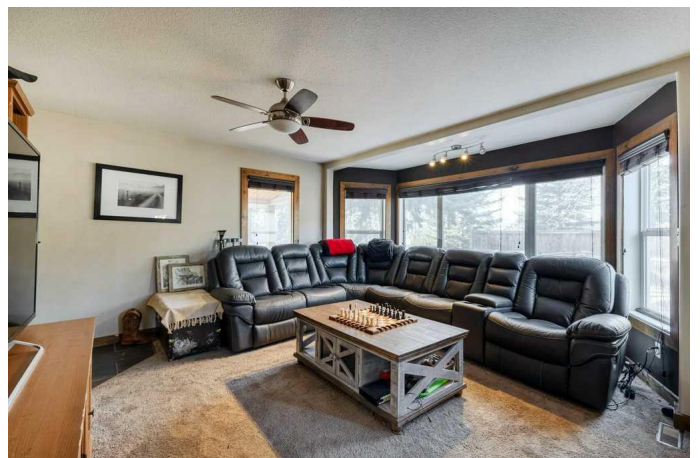
**\*\*Price Improved\*\*** Donâ€™t miss this incredible opportunity to own a charming bungalow on a huge, landscaped lot located on a quiet street in central Crossfield. From the moment you arrive, the full-length covered veranda makes a striking first impressionâ€”perfect for relaxing outdoors, rain or shine.

Step inside to a spacious front foyer with plenty of room for coats and boots, leading into a bright, open-concept living room with west-facing windows that flood the space with natural light. The adjoining eat-in kitchen features ample maple cabinetry, stainless steel appliances, and plenty of room for family meals.

This home is finished with quality details throughoutâ€”beautiful trim and millwork, soft corners, in-floor heating, ceramic tile, and hardwood flooring. Two generously sized bedrooms share an updated 3-piece bathroom, and the convenient main-floor laundry adds to the homeâ€™s functionality.

The primary suite is a true retreat, featuring vaulted ceilings with tongue-and-groove pine, recessed lighting, a large walk-in closet, and a luxurious 3-piece ensuite with custom tile, a massive enclosed shower, stainless fixtures, and a rain head.

A spacious mudroom off the kitchen leads to a



dugout basement and the backyard oasis. Out back, enjoy an impressive 500+ sqft covered deck with a stunning timber roof—ideal for entertaining. The oversized double garage is heated and offers 220V service, while a large shed provides extra storage and could be relocated to accommodate RV parking.

The yard is a showstopper, complete with a firepit, a custom walking bridge, and a tranquil pond with a water feature—perfect for outdoor enjoyment.

This home is ideal for anyone seeking single-level living with exceptional outdoor amenities. Be sure to view the virtual tour and schedule your private showing today!

Built in 1940

**Essential Information**

MLS® #	A2198649
Price	\$539,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,227
Acres	0.20
Year Built	1940
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	1214 Hammond Avenue
Subdivision	NONE
City	Crossfield
County	Rocky View County
Province	Alberta

Postal Code T0M 0S0

### Amenities

Parking Spaces 2  
Parking Off Street, Double Garage Detached, Heated Garage  
# of Garages 2

### Interior

Interior Features No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)  
Appliances Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Gas Stove  
Heating In Floor, Forced Air, Natural Gas  
Cooling None  
Has Basement Yes  
Basement Unfinished, Partial

### Exterior

Exterior Features Other  
Lot Description Back Lane, Back Yard, Corner Lot, Landscaped, Cul-De-Sac, Treed  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Brick/Mortar

### Additional Information

Date Listed March 13th, 2025  
Days on Market 70  
Zoning R-1C

### Listing Details

Listing Office CIR Realty

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