

**412 Harrison Court  
Crossfield, Alberta**

**MLS # A2301201**



**\$699,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	2,231 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Back Yard, Pie Shaped Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas, Wood	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-1A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Natural Woodwork, Pantry		

**Inclusions:** N/A

Tucked away in a quiet cul-de-sac in charming Crossfield, this one-owner McKee-built gem is hitting the market for the very first time. Situated on a beautifully landscaped  $\frac{1}{4}$  acre lot with no neighbours behind, this four-bedroom home offers peace, privacy, and timeless craftsmanship. Inside, you'll find custom maple woodwork throughout, soaring vaulted ceilings, and cozy touches like a built-in window bench and a fireplace framed by rich cabinetry. The kitchen is warm and functional with a gas cooktop, skylights, and open views to the bright dining area and backyard beyond. The layout is ideal for family living, with generous common spaces, a welcoming foyer, and bedrooms that enjoy stunning prairie views. Step outside to your west-facing backyard — a meticulously manicured retreat complete with a deck, patio, lush greenery, and endless sky. Located just steps from the park in a family-friendly neighbourhood, this property is the perfect blend of small-town calm and custom-built quality.