

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 172 COWAN CROSSING

ALVORD, TX 76225



\$974,990



3,866 sqft



6 beds



3 baths

## DESCRIPTION

Welcome to this 2 acre lot in Grassland Estates, 6 bedroom estate in Decatur ISD. Light, airy, and impeccably crafted, this 2019 built Craftsman style home blends farmhouse warmth with modern sophistication. close to the city, yet serenely private with fresh air and open skies. This home showcases a custom pool built in 2023 with high end finishing for that resort style feel! From the foyer, abundant natural light highlights a cozy, versatile space with built in shelving and a stone fireplace, ideal as a library or dining room. The main level includes a two bedrooms with a walk in closet and a private primary suite with a luxurious bath and walk out to the pool. The expansive family room flows into the kitchen, which features a large island, farmhouse sink, floating shelves, a generous pantry, and double ovens. A convenient pet shower in the utility room adds practicality. The first floor is equipped with a full bathroom with a door to the back patio and pool. Upstairs there are three additional bedrooms with walk in closets and a full bath. This home is equipped with a large media room perfect for relaxing or entertaining guests. There is roughly a 300 sq ft surprise room (not included in the stated square footage) awaits customization that's ready for a gym, playroom, studio, or extra living space. Outdoor living is abundant with a fenced backyard, oversized covered porch, and a firepit, all in an energy-efficient design with numerous updates throughout. Come check out this country estate with amazing views and great neighborhood!

**PROPERTY TYPE:** Residential - Single Family Residence

**MLS STATUS:** ActiveUnderContract

**MLS:** 21091539

**YEAR BUILT:** 2019

**COUNTY:** Wise

**TRACT OR SUBDIVIION:** Grassland Estates Ph 1

**LIST DATE:** 10/23/2025

**CENTURY 21**

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 3,866

**TOTAL BEDS:** 6

**FULL BATHS:** 3

**HALF BATHS:** 0

**ACRES:** 2

**LOT SIZE (SQFT):** 87,120

## INTERIOR FEATURES

### FIREPLACE:

- Decorative
- Stone

### FLOOR COVERINGS:

- Carpet
- Concrete
- CeramicTile

### APPLIANCES:

- DoubleOven
- Dishwasher
- ElectricCooktop
- Disposal
- GasOven
- Microwave
- VentedExhaustFan

### WINDOWS:

- WindowCoverings

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● Traditional</li><li>● Detached</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● DoorSingle</li><li>● Driveway</li><li>● KitchenLevel</li><li>● GarageFacesSide</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● BackYard</li><li>● InteriorLot</li><li>● Lawn</li><li>● Landscaped</li><li>● ManyTrees</li><li>● Subdivision</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Composition</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Cedar</li><li>● FiberCement</li><li>● Rock</li><li>● Stone</li></ul>	<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● Gunite</li><li>● Heated</li><li>● InGround</li><li>● Pool</li><li>● WaterFeature</li></ul>
<b>FOUNDATION:</b> <ul style="list-style-type: none"><li>● Slab</li></ul>	<b>FENCING:</b> <ul style="list-style-type: none"><li>● Metal</li></ul>	

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## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li><li>● NaturalGas</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● Propane</li><li>● SepticAvailable</li><li>● WaterAvailable</li></ul>
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## ADDITIONAL PROPERTY DETAILS

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● BuiltInFeatures</li><li>● DecorativeDesignerLightingFixtures</li><li>● EatInKitchen</li><li>● GraniteCounters</li><li>● HighSpeedInternet</li><li>● KitchenIsland</li><li>● OpenFloorplan</li><li>● Pantry</li><li>● VaultedCeilings</li><li>● WalkInClosets</li><li>● WiredForSound</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● SecuritySystem</li><li>● SmokeDetectors</li></ul>
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**LISTED BY:** Jared Smith 

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