

\$599,000 - 90 Athabasca Crescent, Crossfield

MLS® #A2203054

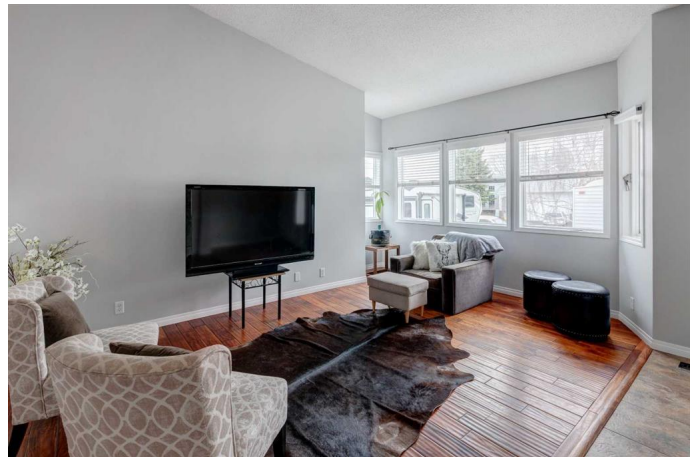
\$599,000

4 Bedroom, 3.00 Bathroom, 2,128 sqft

Residential on 0.14 Acres

NONE, Crossfield, Alberta

WELCOME HOME TO CROSSFIELD! Our friendly little town has charm, small community feel & is just a short 17 km to the north end of Airdrie. Imagine coming home every night to your nicely renovated, 4 level split with nearly 3000 sq ft of living space! As you enter the foyer you will immediately note the **HARDWOOD FLOORS** & the abundance of natural light from the **SOUTH & EAST** windows - many of the windows in this home have either recently been completely replaced or have had new panes installed. As you move on past the first of 3 **LIVING SPACES** note the **FRESH PAINT & VAULTED CEILINGS**. The dining area is highlighted by a recessed space perfect for a hutch & more east facing windows. The floor space is massive & could easily seat 10 or more people around a farm style table. The refreshed kitchen is host to white cabinets, SS appliances & a massive amount of counter & cabinet space. The custom butcher block **ISLAND** & well as the pot rack are included. There is lots of space here to put a smaller table in the dinette nook area looking out to the back yard. Off of the dinette area find the first of 2 access points to your back yard - this one leads to your upper deck. Upstairs find 3 of the 4 bedrooms in this home - all with hardwood floors as well. The secondary bedrooms are so unique - cool spaces for reading nooks or toy areas, large closets w/organizers & an abundance of natural light. These bedrooms are serviced by a 4 pc bath -



refinished cabinetry & lighting. The PRIMARY BEDROOM is huge w/2 closets (one a large WIC) as well as a gorgeous 3 pc bath w/heated floors, loads of storage, NEW TOILET & 5 FOOT TILED SHOWER. The 3rd level is your walkout level w/the second access outside out to your lower deck & yard. Both the lower & upper decks are connected by a set of stairs. This level boasts a GORGEOUS WOOD BURNING FIREPLACE w/BRICK SURROUND & more HARDWOOD FLOORS. There is a tiled area to come in from the yard and leave your shoes & jackets at the BUILT IN BENCH. Plenty of room for a large TV or possibly a games area - or both if you desire. On this level you will also find your 4th bedroom, freshly recarpeted & painted. There is also another 4 pc bath, laundry area (washer & dryer inc) & even more storage. All of this is highlighted by FRESH WHITE WAINSCOTING & the entrance to your DOUBLE ATTACHED GARAGE! Lastly is your super bright lower level - huge REC ROOM (the 3rd of your 3 living rooms), wet bar, more storage & more fresh paint and carpet. Outside find a massive backyard w/ALLEY ACCESS. Other upgrades include a newer hot water tank (less than 7 years old), newer shingles (2017) & pex plumbing (2023). This home is truly all you could want and more - the charm & unique designs sought after in a classic home but all the modern finishings & a the size of a lot you just won't find in any of the newer areas. Come home to Crossfield & see the value you get for a short drive!

Built in 1990

Essential Information

| | |
|----------|-----------|
| MLS® # | A2203054 |
| Price | \$599,000 |
| Bedrooms | 4 |

| | |
|----------------|---------------|
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 2,128 |
| Acres | 0.14 |
| Year Built | 1990 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 4 Level Split |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 90 Athabasca Crescent |
| Subdivision | NONE |
| City | Crossfield |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T0M 0S0 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Bar, Built-in Features, Kitchen Island, Vaulted Ceiling(s) |
| Appliances | Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning, Brick Facing |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard |
| Lot Description | Back Lane, Landscaped, Rectangular Lot |
| Roof | Asphalt Shingle |

| | |
|--------------|---------------------------------|
| Construction | Brick, Vinyl Siding, Wood Frame |
| Foundation | Wood |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 27th, 2025 |
| Days on Market | 8 |
| Zoning | R-1A |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

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