

# \$599,000 - 90 Athabasca Crescent, Crossfield

MLS® #A2203054

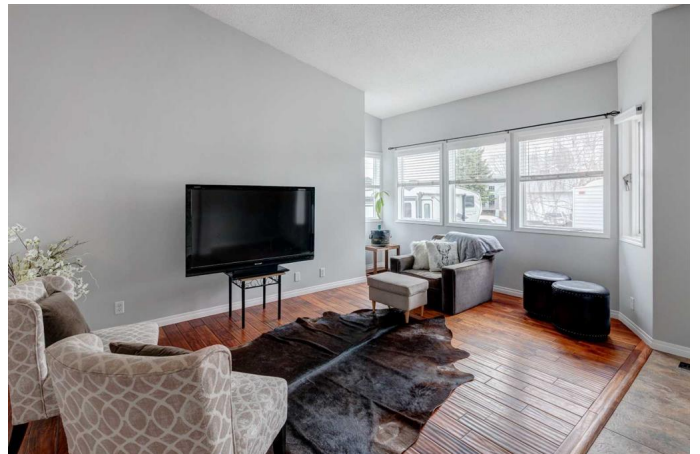
**\$599,000**

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	12
Zoning	R-1A

### **Listing Details**

Listing Office	Century 21 Masters
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