

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

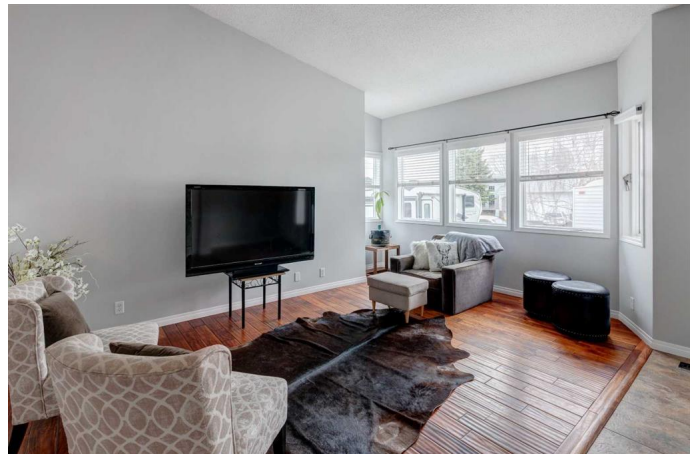
MLS® #A2203054

**\$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	11
Zoning	R-1A

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.