

# \$599,000 - 30 Athabasca Crescent, Crossfield

MLS® #A2215731

**\$599,000**

4 Bedroom, 3.00 Bathroom, 2,070 sqft

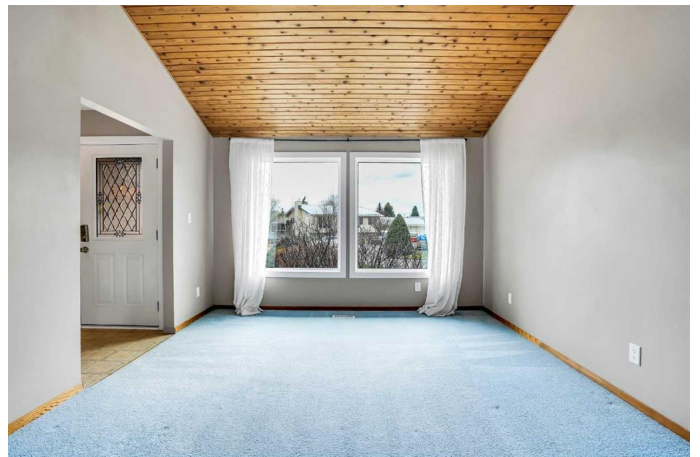
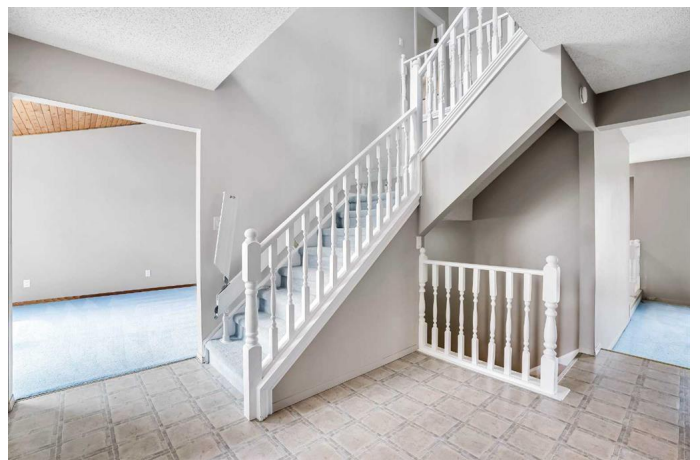
Residential on 0.23 Acres

NONE, Crossfield, Alberta

WELL MAINTAINED 2-story family home with an attached garage and HUGE YARD. Discover Your Hidden Haven in Crossfield on Athabasca Crescent. Escape the hustle and bustle and find serenity in this spacious two-story gem. Nestled in a peaceful community, this delightful family home is a sanctuary waiting for your personal touch. Imagine hosting gatherings in the dining room, living room, and family room with a wood burning fireplace on the main floor. Also, on the main floor is a half bath, laundry room and kitchen that has all newer appliances. Or you can enjoy a lazy weekend in your large backyard that can accommodate RV parking with access from the back alley. If you enjoying gardening, you will love this backyard as there is amply space to grow your own vegetables.

Upstairs you will find a very large master bedroom with an en-suite bathroom and two other large sized bedrooms and an additional full bathroom. Downstairs is fully developed with another bedroom, recreation room and full bathroom with a built-in sauna (â€œas-isâ€• â€“ power disconnected from panel but was working when disconnected). Also, found in the basement is a lot of storage space that include several shelving units. Double sized attached garage with smart overhead door opener.

Upgrades to the home are numerous that include newer windows throughout the home, newer front and back doors, recently installed



hot water tank, furnace, and asphalt shingles. This home is also setup for someone that may have difficulty climbing stairs as included is an electric chair stair lift. This home has something for everyone and is a canvas for your family memories. Come and see why this charming corner of the world is perfect for you. Your tranquil oasis awaits! Buyer's to accept the 2002 Real Property Report included in supplements.

Built in 1982

### Essential Information

MLS® #	A2215731
Price	\$599,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,070
Acres	0.23
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	30 Athabasca Crescent
Subdivision	NONE
City	Crossfield
County	Rocky View County
Province	Alberta
Postal Code	T0M0S0

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, RV Access/Parking
# of Garages	2

## Interior

Interior Features	Central Vacuum, No Animal Home, No Smoking Home, Sump Pump(s), Vinyl Windows, Sauna
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Pie Shaped Lot, Street Lighting, Treed, City Lot
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 1st, 2025
Days on Market	15
Zoning	R-1A

## Listing Details

Listing Office	URBAN-REALTY.ca
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