



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**1118 Limit Avenue
Crossfield, Alberta**

MLS # A2306757



\$374,900

Division:	NONE		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,440 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Alley Access, Off Street, On Street		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-4
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Storage		

Inclusions: Shed In Backyard

Welcome to this beautifully designed NO CONDO FEE townhouse built in 2015, perfectly located in the heart of Crossfield where small town charm meets modern living. Step inside and immediately appreciate the bright, open concept layout with 9 foot ceilings throughout the main level that flows seamlessly from front to back. The spacious living area leads into a stunning kitchen featuring ceiling height white cabinetry, granite countertops, stainless steel appliances, and a large central island perfect for both everyday living and entertaining. The dining area overlooks the backyard, while large windows fill the main floor with natural light. A convenient main floor powder room completes this level. Upstairs, you will find two generously sized bedrooms with plenty of closet space. The primary suite offers a true retreat with a beautiful ensuite that includes a double vanity, jetted soaker tub, and separate stand up shower. An additional full bathroom adds comfort and convenience for family or guests. The partially finished basement is full of potential, already featuring a completed bathroom with a stand up shower, while the rest of the space is ready for your personal vision. Step outside to your private backyard with a deck and green space, perfect for entertaining, relaxing, or letting kids and pets play freely. With no condo restrictions, you have the flexibility to truly enjoy your home. There is parking in the back, ample street parking out front, and even room to build a future single garage if desired. Living here is about more than just the home, it is about the lifestyle. Spend your evenings wandering and shopping along Railway Street, grabbing a treat from the famous Donut Man, or enjoying time at the splash park with the kids. Stay active with nearby parks, playgrounds, pickleball, the sports arena, and the local curling club, all just a short walk away. Schools and community

amenities are only minutes from your doorstep, making this an ideal location. Enjoy the perfect balance of peaceful small town living with easy access to the city, just 15 minutes to Airdrie and 30 minutes to Calgary. This is more than a home, it is a lifestyle you will love.