



GRASSROOTS
REALTY GROUP

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**89 Athabasca Crescent
Crossfield, Alberta**

MLS # A2329326



\$469,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,679 sq.ft.	Age:	1989 (37 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-1A
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions:	NA
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Beautiful family home ready to be brought back to its former glory! This big 2 story home has everything your family needs. The main floor has hardwood throughout a massive kitchen with great storage and prep space. The inset living room has a beautiful brick feature wall with wood burning fire place. The dining room can fit a large table and the open floor plan is great for entertaining. The double attached garage also has a mud room when you enter the house that also has hook ups for a stackable washer and dryer. Upstairs is three bedrooms with the large primary having a 4 pc ensuite with soaker tub and walk in closet. The finished basement is a great place to escape the summer heat and could be converted into the perfect theatre room. The real seller is the lot. The treed backyard is massive and has a deck and cement patio that span the length of the house. It's a perfect oasis that makes you feel like you aren't living in town. The community is very quiet and located very close to both schools and main street for shopping. For those that commute Crossfield is also a great option. Only 15 minutes to Airdrie and 45 minutes to downtown Calgary.