



**GRASSROOTS**  
REALTY GROUP

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**94 Athabasca Crescent  
Crossfield, Alberta**

**MLS # A2351729**

**\$525,000**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                             |               |                   |
| <b>Type:</b>     | Residential/House                |               |                   |
| <b>Style:</b>    | 4 Level Split                    |               |                   |
| <b>Size:</b>     | 2,043 sq.ft.                     | <b>Age:</b>   | 1986 (40 yrs old) |
| <b>Beds:</b>     | 5                                | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached           |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                        |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Landscaped |               |                   |

|                    |                                                                                                   |                   |      |
|--------------------|---------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                                        | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                                                                    | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                              | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                          | <b>Zoning:</b>    | R-1A |
| <b>Foundation:</b> | Poured Concrete                                                                                   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bookcases, Built-in Features, Ceiling Fan(s), Kitchen Island, No Smoking Home, Tankless Hot Water |                   |      |

**Inclusions:** NA

Welcome to this wonderful family home in the charming town of Crossfield. This 4 Level Split has the size and the layout that makes it great for any size family. Location is everything and this home is situated only a short walk from both schools, the Hockey Arena, ball diamonds and the community center. Its also quick to get in and out of town for those who commute. Only 15 minutes to Airdrie and 30 minutes to Calgary. The home itself also has a lot to like. Entering on the freshly painted main level there is a massive Living Room with great natural light and Vaulted ceiling. This level also features a dining room and Kitchen. The kitchen is a great size with lots of storage and an island. Going up a floor you will find 3 bedrooms. The primary bedroom has a custom floor to ceiling closet as well as an updated 4pc ensuite. The other 2 bedrooms on this floor are also quite large and share the 4pc main bath. A unique feature on this floor is the sitting area overlooking the living room. It could also be a great place to set up a home office. On the lower level you will find another large living room with a wood burning fire place and built in book cases. There is another large bedroom on this floor and a laundry room with newer washer and dryer. The basement level also has a finished bedroom making it 5 total and the crawl space under the 3 other levels along with the utility room provide great extra storage. The home also has a heated oversized attached double garage and a large driveway that can fit an RV. The back yard has multiple seating areas and its large size makes it a perfect entertaining spot backing onto the alley also provides an extra layer of privacy. The home is also equipped with on demand hot water, a sump pump and so much more for you to discover. It has been very well maintained over the years and still leave room for you to add your personal touch. Book your

showing today!