

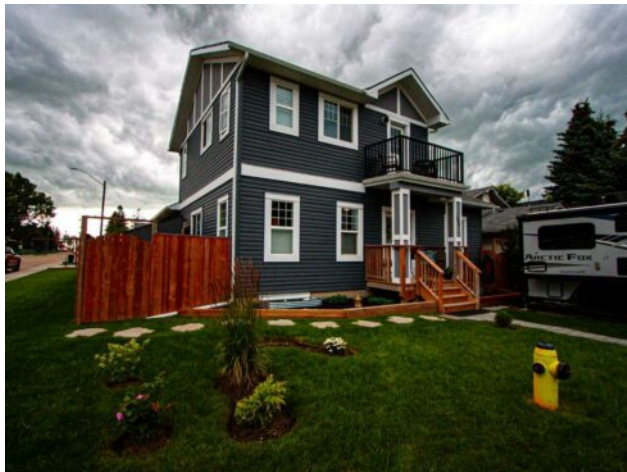


GRASSROOTS
REALTY GROUP

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**1637 Athabasca Street
Crossfield, Alberta**

MLS # A2245734



\$699,945

| | | | |
|------------------|---|---------------|------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,972 sq.ft. | Age: | 2019 (6 yrs old) |
| Beds: | 5 | Baths: | 4 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Corner Lot, Dog Run Fenced In, Front Yard, Lawn, No | | |

| | | | |
|--------------------|------------------------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | R-1A |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Ceiling Fan(s), Closet Organizers, Dry Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows

Inclusions: N/A

This beautifully maintained 5-bedroom, 4-bathroom two-storey home (built in 2019) blends modern design, flexible living space, and small-town charm—just minutes from Airdrie and a short drive to Calgary. The layout is both functional and versatile. The entire top floor is dedicated to a luxurious master retreat, featuring a 5-piece ensuite, walk-in closet, and a private balcony overlooking the front entrance—an ideal spot to relax and recharge. The main floor offers two more large bedrooms, including one with its own 4-piece ensuite. The heart of the home is a bright, open-concept kitchen, dining, and living area—perfect for entertaining or gathering with family and friends. Downstairs, the fully finished basement features two additional rooms that can be used as bedrooms, offices, game rooms, or hobby spaces. You’ll also find a cozy dry bar and an electric fireplace, creating the perfect atmosphere for movie nights or hosting guests. Outside, enjoy a spacious, fully fenced yard and a double-wide detached garage for ample storage and parking. With modern appliances throughout and an abundance of closet space, this home is move-in ready. Located in the welcoming community of Crossfield, you’ll have access to schools, shopping, parks, and more—everything your family needs, with the bonus of small-town peace and convenience. Whether you’re commuting or staying close to home, this property offers the best of both worlds.