

# \$475,000 - 1016 Limit Avenue, Crossfield

MLS® #A2220603

**\$475,000**

2 Bedroom, 2.00 Bathroom, 1,196 sqft

Residential on 0.08 Acres

NONE, Crossfield, Alberta

Brand New Custom-Built Bi-Level in the Heart of Crossfield This brand new bi-level home in Crossfield combines modern style with small-town charm—just 15 minutes from Airdrie and 30 minutes to Calgary. Built by a custom home builder, it features high-end finishes, 9-foot ceilings on the main floor, and semi-solid doors throughout.

The open-concept main floor offers a bright and welcoming space. At the heart of the home is a generously sized kitchen, designed with both style and function in mind. It features quartz countertops, a massive 9-foot island perfect for cooking or entertaining, soft-close cabinets and drawers that extend all the way to the ceiling for extra storage, a large corner pantry, and stainless steel appliances—including a 5-burner stove, dishwasher, and a fridge with water and ice. A main floor laundry room adds convenience.

There are two spacious bedrooms, including a primary with a walk-in closet and private ensuite.

The large basement is wide open and ready for future development with over 1100 sq ft to work with. There is already rough-ins for a kitchenette and bathroom, plus two big egress windows that make it ideal for adding bedrooms or extra living space. It would be easy to use the back door for separate access to the basement if future development plans /



ideas needed the separate entrance.

Located across from green space and within walking distance to schools, parks, and a grocery store, this home offers the perfect blend of comfort, quality, and convenience. Book your private viewing of this fantastic, well-priced home today!

Built in 2025

**Essential Information**

MLS® #	A2220603
Price	\$475,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,196
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

**Community Information**

Address	1016 Limit Avenue
Subdivision	NONE
City	Crossfield
County	Rocky View County
Province	Alberta
Postal Code	T0M 0S0

**Amenities**

Parking Spaces	2
Parking	Parking Pad

**Interior**

Interior Features	Ceiling Fan(s), Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate
-------------------	---

	Entrance, Vinyl Windows, Walk-In Closet(s), Bathroom Rough-in, Sump Pump(s)
Appliances	Dishwasher, Electric Stove, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

## Exterior

Exterior Features	Other, Rain Gutters
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot, Street Lighting, Few Trees
Roof	Asphalt Shingle
Construction	Composite Siding, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 15th, 2025
Days on Market	103
Zoning	R2

## Listing Details

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.