

# \$749,900 - 1637 Athabasca Street, Crossfield

MLS® #A2245734

**\$749,900**

5 Bedroom, 4.00 Bathroom, 1,972 sqft

Residential on 0.14 Acres

NONE, Crossfield, Alberta

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.



Built in 2019

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2245734    |
| Price          | \$749,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 1,972       |
| Acres          | 0.14        |
| Year Built     | 2019        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1637 Athabasca Street |
| Subdivision | NONE                  |
| City        | Crossfield            |
| County      | Rocky View County     |
| Province    | Alberta               |
| Postal Code | T0M 0S0               |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 8                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior 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 |
| Appliances        | Dishwasher, Double Oven, Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings                                                                              |
| Heating           | Forced Air                                                                                                                                                                                  |
| Cooling           | None                                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                                                                                           |

|              |                |
|--------------|----------------|
| Fireplaces   | Electric       |
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Dog Run, Fire Pit, Lighting, Private Yard, Rain Gutters                                                |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Dog Run Fenced In, Front Yard, Lawn, No Neighbours Behind, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                                                               |
| Construction      | Concrete, Vinyl Siding, Wood Frame                                                                                            |
| Foundation        | Poured Concrete                                                                                                               |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 38               |
| Zoning         | R-1A             |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | RE/MAX 1st Choice Realty |
|----------------|--------------------------|

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