



THE
A-TEAM

**RE/MAX
FIRST**

1302 LIMIT Avenue, Crossfield T0M 0S0

MLS®#: **A2176353**

Area: **NONE**

Listing Date: **11/07/24**

List Price: **\$499,900**

Status: **Pending**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Crossfield**
Year Built: **1975**
Lot Information
Lot Sz Ar: **6,648 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,032**
Low Sqft:
Ttl Sqft: **1,032**

DOM

13
Layout
Beds: **4 (2 2)**
Baths: **2.0 (2 0)**
Style: **Bi-Level**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Corner Lot,Front Yard,Lawn,Landscaped,Level,Private**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas,Wood**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Hardwood,Slate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Stove,Microwave,Refrigerator,Washer/Dryer**
Int Feat: **Dry Bar,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
5pc Bathroom	Main	9`2" x 7`0"
Dining Room	Main	11`11" x 8`6"
Living Room	Main	12`10" x 16`7"
5pc Bathroom	Basement	8`3" x 6`9"
Bedroom	Basement	11`8" x 9`1"
Game Room	Basement	10`9" x 16`1"

Room	Level	Dimensions
Bedroom	Main	11`2" x 11`7"
Kitchen	Main	11`11" x 11`3"
Bedroom - Primary	Main	11`2" x 12`4"
Bedroom	Basement	10`9" x 14`3"
Kitchen	Basement	12`4" x 20`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7510273

Zoning:
R-1A

Remarks

Pub Rmks:

OPEN HOUSE SATURDAY NOVEMBER 9TH 12-2PM. Welcome to Crossfield! This corner-lot bi-level home offers numerous recent updates , a spacious yard and a double detached garage, sure to impress. Step inside to discover a roomy, functional layout. The main level features a large living room with bay windows, leading to the formal dining area. Sliding patio doors open from the dining room to a south-facing private deck, perfect for relaxing. The kitchen will delight the family chef, with its upgraded gas stove, cabinets, and double sink. This level also includes two bedrooms and a 5-piece bath. Heading downstairs, cozy up by the wood-burning fireplace in the family/games room. You'll find two additional bedrooms, a laundry room, and another 5-piece bath. With a separate basement entrance and kitchenette, there's potential for a mother-in-law suite. Outside, enjoy the large, private, fenced backyard with space for kids or pets to play and room for RV storage beside the HUGE garage. Walking distance to schools, shops, gyms, dining, playgrounds, spray park, and library, and just 20 minutes from Calgary. Recent updates also include: Vacuflow and two hoses -Sept 2021, 50 Gal Water heater -May 2021, Furnace (high efficiency)- May 2011, Windows triple glazed -approx 2010, Shingles- 2024 and Wood stove professionally installed -2021 . Come explore all this wonderful town has to offer!

Inclusions:
Property Listed By:

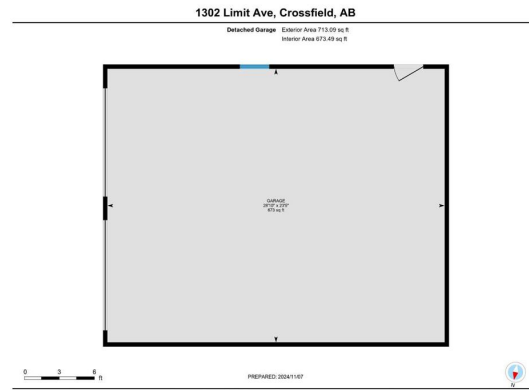
N/A
CIR Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

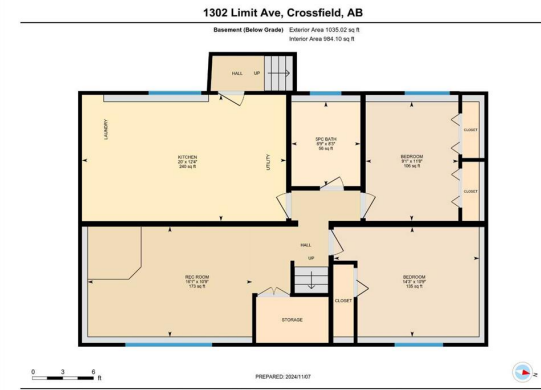








*While regions are excluded from total floor area in (SUITE) floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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Main Floor Exterior Area 1032.71 sq ft
Interior Area 993.22 sq ft



PREPARED: 2024/1/07

While regions are excluded from total floor area in GMLDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.