

# \$530,000 - 75 Collins Crescent, Crossfield

MLS® #A2209038

## \$530,000

4 Bedroom, 3.00 Bathroom, 1,118 sqft

Residential on 0.13 Acres

NONE, Crossfield, Alberta

Charming home located on a quiet street backing onto GREENSPACE in the highly sought after town of CROSSFIELD. The perfect balance of SMALL TOWN CHARM yet close enough to the big city AMENITIES! Only 10-minute drive to Airdrie & 20-minute drive to Calgary. Just steps away from Parks, Playgrounds, Schools, Sports Facilities, Community Center + Restaurants. This beautiful Bi-level home boasts 2069 sqft of total developed living space, 4 bedrooms, 3 full baths, vaulted ceilings, developed basement, HEATED double car garage w/ epoxy floors + MASSIVE driveway. Airy front entry leads upstairs to OPEN spacious living room seamlessly connecting to the kitchen + dining area w/ ss appliances, ample counter space + access to PRIVATE backyard. 2 Bedroom + 2 Bath complete the upper level including the LARGE primary bedroom with 4 pc ensuite + walk in closet. Lower level features a large flex space ideal for a DEN/GYM, newer gas fireplace, 2 good sized bedrooms, 4 pc bath + storage/laundry room. Additional upgrades include: NEW Dishwasher (2024) and NEW Roof (2022). The PERFECT home for a young family or someone wanting to escape the city for a quieter lifestyle. Easy access to the Mountains, Crossiron Mills Mall, Airport and all the amenities Airdrie + Calgary have to offer.

Built in 2001

## Essential Information



MLS® #	A2209038
Price	\$530,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,118
Acres	0.13
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	75 Collins Crescent
Subdivision	NONE
City	Crossfield
County	Rocky View County
Province	Alberta
Postal Code	T0M0S0

### Amenities

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Interior Lot, Landscaped, Level
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 9th, 2025
Days on Market	21
Zoning	R-1A

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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