

# \$530,000 - 1118 Maple Avenue, Crossfield

MLS® #A2256547

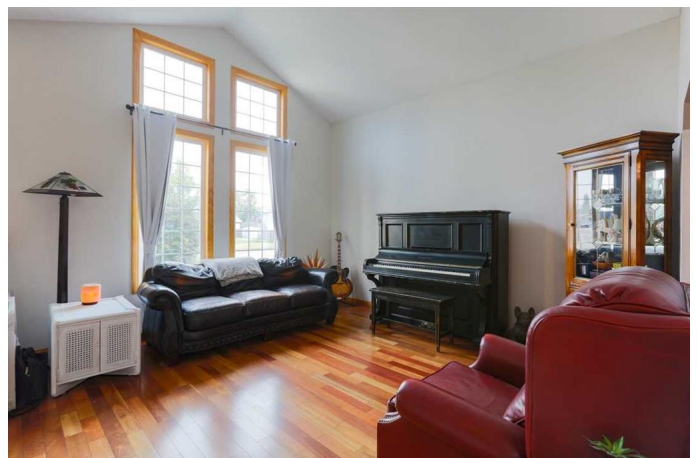
**\$530,000**

3 Bedroom, 4.00 Bathroom, 1,580 sqft

Residential on 0.15 Acres

NONE, Crossfield, Alberta

Looking for a beautiful family home in a quiet neighborhood? This one checks all the boxes! This spacious 2 Storey is situated on a massive lot in the growing town of Crossfield (30 minute commute to Calgary 15 to Airdrie). There are no neighbors behind as this home backs onto veterans park, which is great for Disc Golf in the summer and tobogganing in the winter. It's also close to the ball diamonds and a 5 minute walk to the towns Schools. The home also boasts a beautiful interior with Vaulted ceilings, hardwood floors and big windows for great natural light. Entering the home you'll see the spacious sitting room with Vaulted ceilings. It also transitions into the formal dining room making this a great space for entertaining. Next you'll enter the kitchen with newer SS appliances and an eating area the faces the park. The main floor also features a large second living room with a cozy fire place. A really great space to relax with the family at the end of the day. There is also a 2 pc bathroom and laundry room on the main floor. Upstairs you will find the 3 bedrooms. The primary bedroom is complete with a walk-in closet and 3pc ensuite bath. The other 2 bedrooms are good sized and great for kids rooms or a home office. The basement is quite spacious with it's own 3pc bathroom and can be tweaked to fit your needs. Right now it is set up as the perfect guest sweet, but it could easily be transformed into another living room/play area, theatre or office. The large utility room also adds lots of great extra



storage. The home also features a heated double garage and the size of the lot with alley access lends itself to the possibility of a second garage or right now is set up for RV parking. Book your showing today.

Built in 1990

**Essential Information**

|                |                |
|----------------|----------------|
| MLS® #         | A2256547       |
| Price          | \$530,000      |
| Bedrooms       | 3              |
| Bathrooms      | 4.00           |
| Full Baths     | 3              |
| Half Baths     | 1              |
| Square Footage | 1,580          |
| Acres          | 0.15           |
| Year Built     | 1990           |
| Type           | Residential    |
| Sub-Type       | Detached       |
| Style          | 2 Storey Split |
| Status         | Active         |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 1118 Maple Avenue |
| Subdivision | NONE              |
| City        | Crossfield        |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T0M 0S0           |

**Amenities**

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 5                                         |
| Parking        | Double Garage Attached, RV Access/Parking |
| # of Garages   | 2                                         |

**Interior**

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window    |

|                 |                         |
|-----------------|-------------------------|
|                 | Coverings, Range        |
| Heating         | Forced Air, Natural Gas |
| Cooling         | None                    |
| Fireplace       | Yes                     |
| # of Fireplaces | 1                       |
| Fireplaces      | Wood Burning            |
| Has Basement    | Yes                     |
| Basement        | Full                    |

## Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Private Yard                          |
| Lot Description   | No Neighbours Behind, Rectangular Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Vinyl Siding, Wood Frame              |
| Foundation        | Poured Concrete                       |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 55                   |
| Zoning         | R-1A                 |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | REMAX ACA Realty |
|----------------|------------------|

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