

\$530,000 - 1118 Maple Avenue, Crossfield

MLS® #A2256547

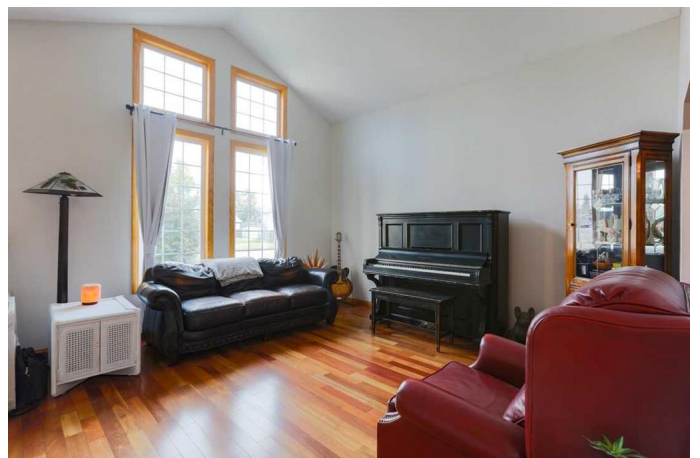
\$530,000

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	54
Zoning	R-1A

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.