

# \$475,000 - 1016 Limit Avenue, Crossfield

MLS® #A2220603

**\$475,000**

2 Bedroom, 2.00 Bathroom, 1,196 sqft

Residential on 0.08 Acres

NONE, Crossfield, Alberta

Brand New Custom-Built Bi-Level in the Heart of Crossfield This brand new bi-level home in Crossfield combines modern style with small-town charm—just 15 minutes from Airdrie and 30 minutes to Calgary. Built by a custom home builder, it features high-end finishes, 9-foot ceilings on the main floor, and semi-solid doors throughout.

The open-concept main floor offers a bright and welcoming space. At the heart of the home is a generously sized kitchen, designed with both style and function in mind. It features quartz countertops, a massive 9-foot island perfect for cooking or entertaining, soft-close cabinets and drawers that extend all the way to the ceiling for extra storage, a large corner pantry, and stainless steel appliances—including a 5-burner stove, dishwasher, and a fridge with water and ice. A main floor laundry room adds convenience.

There are two spacious bedrooms, including a primary with a walk-in closet and private ensuite.

The large basement is wide open and ready for future development with over 1100 sq ft to work with. There is already rough-ins for a kitchenette and bathroom, plus two big egress windows that make it ideal for adding bedrooms or extra living space. It would be easy to use the back door for separate access to the basement if future development plans /



ideas needed the separate entrance.

Located across from green space and within walking distance to schools, parks, and a grocery store, this home offers the perfect blend of comfort, quality, and convenience. Book your private viewing of this fantastic, well-priced home today!

Built in 2025

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2220603               |
| Price          | \$475,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,196                  |
| Acres          | 0.08                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Bi-Level, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 1016 Limit Avenue |
| Subdivision | NONE              |
| City        | Crossfield        |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T0M 0S0           |

**Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

**Interior**

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|

|              |                                                                             |
|--------------|-----------------------------------------------------------------------------|
|              | Windows, Walk-In Closet(s), Bathroom Rough-in, No Animal Home, Sump Pump(s) |
| Appliances   | Dishwasher, Electric Stove, Refrigerator                                    |
| Heating      | Forced Air                                                                  |
| Cooling      | None                                                                        |
| Has Basement | Yes                                                                         |
| Basement     | Exterior Entry, Full, Unfinished                                            |

## Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior Features | Other, Rain Gutters                                                           |
| Lot Description   | Back Lane, Back Yard, Front Yard, Rectangular Lot, Street Lighting, Few Trees |
| Roof              | Asphalt Shingle                                                               |
| Construction      | Vinyl Siding, Wood Frame, Composite Siding                                    |
| Foundation        | Poured Concrete                                                               |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 96             |
| Zoning         | R2             |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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.