

# \$675,000 - 35 Collins Crescent, Crossfield

MLS® #A2238454

**\$675,000**

5 Bedroom, 3.00 Bathroom, 1,626 sqft  
Residential on 0.22 Acres

NONE, Crossfield, Alberta

Spacious & Stylish Bungalow with Over 3,100 Sq.Ft. of Developed Living Space! Welcome to this beautifully updated 5-bedroom bungalow offering the perfect blend of luxury, comfort, and functionality. With over 3,100 square feet of developed living space, this home is ideal for families, entertainers, and anyone seeking a move-in-ready property with all the extras. Step inside to find a chef's dream kitchen, complete with a large central island, custom cabinetry, and spacious dining and breakfast nook areas—perfect for family gatherings or casual mornings. The living room is warm and inviting, centered around a cozy gas fireplace and filled with natural light. The main floor also features a generous primary suite with a large walk-in closet and a private 3-piece ensuite, plus two additional bedrooms, a full bath with heated tile floors, and convenient main floor laundry. Downstairs, the fully finished basement is designed for entertaining with in-floor heating, a custom-built bar, home theatre wiring with built-in speakers, two more large bedrooms, and another full 4-piece bathroom. Outside, enjoy a private, landscaped yard backing onto a nearby walking path, and unwind on the secluded deck. The heated oversized double attached garage (26'4x23) offers ample storage and comfort in any season. Additional upgrades include central air conditioning, an irrigation system, on-demand hot water, and upgraded electrical fixtures throughout. This home truly checks all the boxes. Don't miss your



opportunity to own this exceptional property in a desirable location. Book your private showing today!

Built in 2004

### **Essential Information**

MLS® #	A2238454
Price	\$675,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,626
Acres	0.22
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	35 Collins Crescent
Subdivision	NONE
City	Crossfield
County	Rocky View County
Province	Alberta
Postal Code	T0M 0S0

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Bar, Ceiling Fan(s), Kitchen Island, No Smoking Home, Tankless Hot Water
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Boiler, In Floor, Forced Air

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Corner Lot, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

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

## Listing Details

Listing Office	CIR Realty
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