

**354 Ellen Park  
Crossfield, Alberta**

**MLS # A2280939**



**\$493,800**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,551 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Level, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1C
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

**Inclusions:** N/A

Welcome to The Brian—a thoughtfully designed home that maximizes every square foot while delivering the bright, inviting atmosphere you’ll love coming home to. From the moment you arrive, the large front step creates a welcoming first impression, setting the tone for a home that balances style, comfort, and affordability without compromise. Step inside and you’ll immediately appreciate the smart, functional flow from front to back. A convenient main-floor office/flex space is perfectly positioned for modern living—ideal for working from home, a kids’ play zone, or a hobby/craft room. The main level opens into a bright, wide-open living space where large windows at both the front and back allow natural light to cascade throughout the day, creating a warm and calming environment you’ll love to unwind in. At the heart of the home is a sleek galley-style kitchen designed for both everyday life and hosting. You’ll love the large central island—perfect for entertaining, casual meals, or gathering with friends while dinner is on the go. Finished with two-tone cabinetry, soft-close cabinet doors, quartz countertops, and pot-and-pan drawers, the kitchen delivers standout style with the practical storage you actually need. Upgrades continue with a gas line to the kitchen range and a gas line for your BBQ, making it easy to elevate your cooking—inside and out. Completing the main level is luxury vinyl plank flooring throughout, offering a modern look with durability that fits busy lifestyles. At the back entry, a dedicated rear mudroom helps keep daily clutter organized and out of sight—making mornings smoother and busy family life more manageable. Upstairs, the home continues to impress with thoughtful design choices. The upper-floor laundry room is conveniently located so you can close the door and

keep things tidy. The primary suite is a true retreat featuring a generous walk-in closet and an ensuite that's made for real life—complete with a separate tub and private toilet area, giving everyone more space and privacy to get ready without feeling crowded. With the ensuite and walk-in closet connected, the routine from shower to getting dressed feels seamless and effortless. Outside, you'll appreciate that a concrete parking pad is already in place for future garage development, adding flexibility and long-term value as your needs evolve. Bright, functional, and thoughtfully upgraded, The Brian is a home that proves affordability and great design can absolutely go hand in hand. Living in Vista Crossing means enjoying the best of both worlds: the convenience of city living just a short drive from Calgary, paired with the charm and slower pace of small-town life in Crossfield. This thoughtfully planned community fosters a strong sense of belonging and connection, where neighbours look out for one another and life revolves around family. Vista Crossing offers endless opportunities for recreation with walking trails, protected wetlands, 20 acres of green spaces & Community Garden