

261 Ellen Way
Crossfield, Alberta

MLS # A2335337



\$490,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,357 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: barstools (4), livingroom tv+mount+wall mounted entertainment center, gas bbq on back deck

Open House August 8, 1-3pm Welcome to Vista Crossing in Crossfield. An easy drive to all amenities, tucked away in a quiet community, this home is ready to welcome a new family. The west-facing front porch is deep and shaded for most of the day, making it the perfect spot to enjoy morning coffee. Enter in to the open floorplan and enjoy big West and East facing windows and high ceilings. The kitchen includes lots of cabinet space, an oversized island with bar stools, walk-in pantry, and quartz countertops. The sunny dining nook over looks the backyard and has plenty of space for the whole family room. Finishing the main floor is a 2 piece bath and second coat closet at the backdoor. Upstairs you will find a full sized laundry room with linen closet, the primary bedroom over-looking the back yard with a 4 piece ensuite and walk-in closet, and two additional bedrooms down the hall, both with large windows and spacious closets. A second 4 piece bath completes the upper level. The basement is undeveloped and includes a plumbing rough-in for a future bathroom. The fully fenced backyard has been updated with low-maintenance landscaping and an oversized 2-tier deck. A back lane provides access to the double detached garage, built in 2022. Additional builder upgrades include an upgraded blinds package and exterior LED lights. So much to love about this home! Call for a private tour.