



**GRASSROOTS**  
REALTY GROUP

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**338 Ellen Park  
Crossfield, Alberta**

**MLS # A2240549**



**\$565,200**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,453 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Front Yard, See Remarks		

<b>Heating:</b>	Forced Air	<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, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1C
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to Vista Crossing in charming Crossfield &mdash; a family-friendly community where small-town living meets modern comfort! This beautiful two-storey detached home sits proudly on a corner lot and offers stunning west-facing views of the open prairie and foothills. Start your day with a coffee on the inviting front veranda and soak in the peaceful surroundings. Step inside to a spacious living room filled with natural light, perfect for relaxing or entertaining. At the back of the home, you'll find a chef-inspired kitchen featuring a large island, sleek quartz countertops, over height cabinets, and premium stainless steel appliances, including a gas range. The kitchen overlooks a generous back deck&mdash;ideal for summer BBQs and outdoor gatherings. Stay cool during the summer months as this home comes with A/C! Upstairs, you&rsquo;ll find three generous bedrooms, including a serene primary retreat with a 4-piece ensuite and a large walk-in closet. Two additional guest bedrooms, another full bathroom, and convenient upper floor laundry complete the upper level. The backyard offers ample space for kids and pets to play, while the oversized double garage provides plenty of room for vehicles and storage. Located just steps from parks and walking paths, with schools and shopping only minutes away, this is the perfect place to call home. Don&rsquo;t miss your chance to live in Crossfield's most desirable community.