



GRASSROOTS
REALTY GROUP

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**338 Ellen Park
Crossfield, Alberta**

MLS # A2240549



\$565,200

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1C
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

****Take advantage of the Welcome Home Promotion - Buy this home in the month of August and get a Washer/Dryer, full Air Con unit, and a \$1000 gift certificate to Blue Grass for front yard landscaping.**** Welcome to Vista Crossing in charming Crossfield — 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—ideal for summer BBQs and outdoor gatherings. Stay cool during the summer months as this home comes with A/C! Upstairs, you'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't miss your chance to live in Crossfield's most desirable community.