



GRASSROOTS
REALTY GROUP

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**325 Ellen Park
Crossfield, Alberta**

MLS # A2265337



\$489,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,358 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1 C
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

A fresh, modern one-year-old two-storey in showhome condition — complete with A/C and an oversized garage! Step onto the welcoming front porch and into the bright, open-concept main floor. Extra-high ceilings make the space feel massive, especially in the stunning kitchen featuring quartz countertops, stainless steel appliances, an undermount island sink, and an induction stove. The spacious living room easily accommodates your favorite couch, and the dining area at the back is perfectly sized for your favorite table. Past the half bath, head upstairs to find two large bedrooms plus an oversized primary suite with a walk-in closet and a luxurious four-piece ensuite (so you don't have to share your bathroom with kids or guests). The top-floor laundry room isn't an afterthought — it's a full-sized space with shelving and plenty of storage. A second four-piece bathroom completes the upper level. Downstairs, the basement is ready to be transformed into a huge family room, guest suite, or whatever you can dream up. With nine-foot ceilings, it will feel bright and open once finished. The oversized garage offers tons of space for vehicles, workbenches, and storage, while the extra-high double doors make access simple. If you've been wanting a new build but don't want to wait — this is the one. Don't miss it!