



40 Ellen Lane
Crossfield, Alberta

MLS # A2173691



\$639,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,701 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1C
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		
Inclusions:	N/A		

Step into The Emerson – a home that truly stands out with its impressive grand porch, offering the perfect space for seamless indoor/outdoor living & undeniable curb appeal. Ideally located directly across from Ellen Park, this home is designed to harmonize with its surroundings while providing the ultimate in family-friendly living. At the heart of The Emerson lies a bright, open-concept central kitchen that flows effortlessly into a spacious dining area & living room. The layout offers flexibility, ensuring your family has ample room to gather, connect & enjoy quality time throughout the day. Oversized windows at both the front & back flood the home with natural light while offering stunning views of the community and enhancing safety and visibility. The kitchen is a true chef's delight, featuring a large central island with quartz countertops, elegant two-tone cabinets in Prosecco and Cypress, a classic subway tile backsplash, and soft-close cabinetry. With upgraded features like a standalone hood fan, this kitchen is designed to inspire your culinary creativity and provides plenty of space for all your gourmet ambitions. Adjacent to the kitchen, a large dining area offers ample room to host memorable family dinners, while the open-concept living room keeps you connected whether you're entertaining guests or watching the kids while relaxing with a book by the window. Luxury vinyl plank flooring throughout the main floor adds both warmth and style to the space. Upstairs, you'll find three generously sized bedrooms, including a stunning owner's suite. The suite boasts a dramatic vaulted ceiling, a large walk-in closet, and a luxurious 5-piece ensuite, perfect for unwinding at the end of the day. The undeveloped basement offers endless potential for additional living space, allowing you to customize the home to your needs. The TRIPLE detached garage is a

rare find, offering ample room for vehicles, outdoor gear, and more—keeping everything warm and secure year-round. 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 its 4 kms of walking trails, 5 acres of protected wetlands, 20 acres of green spaces, and a community garden. Sports enthusiasts will love the mini soccer field, outdoor hockey rink, skateboard park, and sports fields. Kids can cast a line at the stocked pond or explore tot lots, picnic areas with fire pits, the splash park, and playgrounds. From local boutiques and cafes to major shopping centres in nearby Airdrie and Calgary, everything you need is just a short drive away. Don’t miss this opportunity, where life is beautifully balanced between city convenience and small-town charm.