



THE
A-TEAM

**RE/MAX
FIRST**

255 VISTA Road, Crossfield T0M 0S0

MLS® #: **A2114709**

Area:

Listing Date: **03/17/24**

List Price: **\$588,130**

Status: **Active**

County: **Rocky View County**

Change: **+\$3k, 07-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Crossfield

Year Built:

2024

Lot Information

Lot Sz Ar:

3,692 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,538

Low Sqft:

Ttl Sqft:

1,538

DOM

63

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

2 Storey

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane,Level,Street Lighting,Rectangular Lot
Parking Pad**

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Forced Air,Natural Gas

Sewer:

Ext Feat:

Other

Construction:

Stone,Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator

Int Feat:

Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,See Remarks,Separate Entrance,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`6" x 12`8"	Kitchen	Main	11`5" x 7`10"
Den	Main	8`4" x 8`8"	Mud Room	Main	6`0" x 4`10"
Dining Room	Main	10`6" x 11`5"	Bedroom - Primary	Upper	13`8" x 11`0"
Bedroom	Upper	9`0" x 11`4"	Bedroom	Upper	10`2" x 9`1"
4pc Ensuite bath	Upper	5`0" x 8`0"	4pc Bathroom	Upper	5`0" x 9`0"
Bonus Room	Upper	9`8" x 12`11"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **2310323**
 Zoning: **R-1C**

Remarks

Pub Rmks: **This beautiful McKee "built green" home located in Vista Crossing is exactly what you've been looking for! A spacious 3-bedroom home with an upper floor bonus room, a main floor den/office, and a side entrance to the basement. In a quaint and inviting setting, it truly is a dream family home. The kitchen features a large kitchen, pot drawers, quartz countertops, stainless steel appliances, and a large pantry. Luxury vinyl plank throughout the main floor, large windows for lots of natural light and designer detailing adds to the charm! Upstairs, the owner's suite includes a walk-in closet and ensuite along with two additional bedrooms, a full bathroom, laundry room and bonus room. This home is close to schools, playgrounds, and more! There's so much included in this brand new home!**

Inclusions: **NA**
 Property Listed By: **Manor Real Estate Ltd.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











