



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**214 VISTA Road, Crossfield T0M0S0**

MLS®#: **A2133436**

Area:

Listing **05/18/24**

List Price: **\$769,000**

Status: **Active**

County: **Rocky View County**

Date:  
Change: **-\$30k, 19-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Crossfield**  
Year Built: **2024**  
Lot Information  
Lot Sz Ar: **5,628 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,121**  
Low Sqft:  
Ttl Sqft: **2,121**

DOM

**188**  
Layout  
Beds: **3 (3 )**  
Baths: **2.0 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Creek/River/Stream/Pond**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other**

Construction: **Stone,Vinyl Siding**  
Flooring: **Carpet,Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove,Microwave,Range Hood,Refrigerator**  
Int Feat: **Bathroom Rough-in,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,See Remarks,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`1" x 18`6"	Kitchen	Main	10`11" x 13`5"
Den	Main	7`10" x 8`5"	Pantry	Main	5`5" x 6`5"
Mud Room	Main	9`5" x 5`5"	Dining Room	Main	10`11" x 7`9"
Bedroom - Primary	Upper	14`11" x 11`11"	Bedroom	Upper	13`9" x 9`11"
Bedroom	Upper	11`10" x 12`5"	5pc Ensuite bath	Upper	16`8" x 9`8"
4pc Bathroom	Upper	8`10" x 4`10"	Bonus Room	Upper	11`7" x 16`4"
Laundry	Upper	4`11" x 8`8"	2pc Bathroom	Main	4`10" x 5`1"

Title:  
**Fee Simple**  
Legal Desc:

**2310323**

Zoning:  
**R1C**

Remarks

Pub Rmks: **Step into small-town tranquility with this stunning two-storey home nestled in a charming and relaxing community that exudes nature and relaxaton. Built by award winning McKee Homes, upon entry you'll be immediately greeted by the spaciousness of an open floor plan, boasting light, lifestyle and luxury. At the heart of the home - a chef's delight of a kitchen, adorned with gorgeous cabinets, stainless steel appliances, chimney style hoodfan, sleek quartz countertops, and a spacious butler's pantry, inviting culinary creativity to flourish. Ascend the staircase to the upper level where a large bonus room, and three bedrooms await, including the tranquil Owner's suite boasting serene views of the lush surroundings and a rejuvenating en-suite bathroom. Luxurious finishes grace every corner, from the tile surround fireplace, exquisite luxury vinyl plank flooring to the elegant crown molding, exuding refinement at every turn. Outside, immerse yourself in the embrace of nature as you unwind and embrace the pond and surrounding landscape, creating an enchanting backdrop for daily life. Seize the opportunity to make this exceptional property your own and embrace a lifestyle of luxury and tranquility unlike any other.**

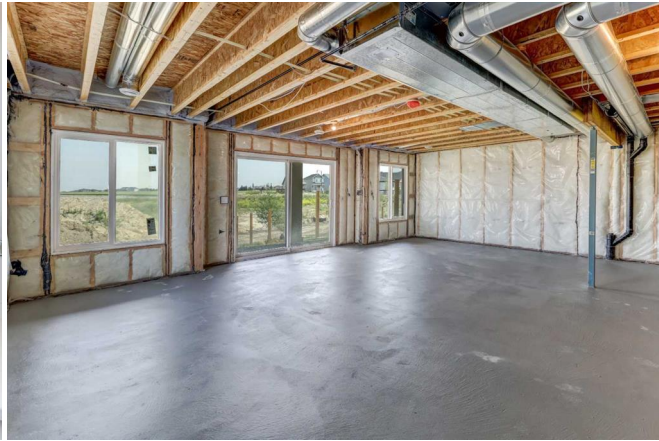
Inclusions: **NA**  
Property Listed By: **Manor Real Estate Ltd.**

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









214 Vista Rd, Crossfield, AB

Main Floor Exterior Area 914.44 sq ft  
Interior Area 608.23 sq ft  
Excluded Area 562.90 sq ft



PREPARED: 2024/01/20

White regions are excluded from total floor area in GUCDE floor plan. All room dimensions and floor areas must be considered appropriate and are subject to independent verification.

214 Vista Rd, Crossfield, AB

2nd Floor Exterior Area 1108.83 sq ft  
Interior Area 1114.00 sq ft  
Excluded Area 12.55 sq ft



PREPARED: 2024/01/20

White regions are excluded from total floor area in GUCDE floor plan. All room dimensions and floor areas must be considered appropriate and are subject to independent verification.