



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**255 VISTA Road, Crossfield T0M0S0**

MLS®#: **A2159966**      Area: **NONE**      Listing Date: **08/22/24**      List Price: **\$547,000**  
 Status: **Active**      County: **Rocky View County**      Change: **-\$13k, 19-Oct**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Crossfield**  
 Year Built: **2023**  
Lot Information  
 Lot Sz Ar: **3,692 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,588**  
 Low Sqft:  
 Ttl Sqft: **1,588**

DOM

**121**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.0 (2 0)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat: **Back Lane,Rectangular Lot**  
 Park Feat: **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,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,Separate Entrance**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`5" x 12`4"	Den	Main	8`2" x 8`7"
Dining Room	Main	6`4" x 11`6"	Bedroom	Upper	8`9" x 11`2"
4pc Ensuite bath	Upper	4`10" x 8`10"	Bonus Room	Upper	10`9" x 16`3"
Kitchen	Main	12`7" x 11`6"	Mud Room	Main	6`0" x 4`10"
Bedroom - Primary	Upper	13`7" x 12`11"	Bedroom	Upper	10`0" x 8`11"
4pc Bathroom	Upper	8`9" x 4`10"			

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**









