



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

90
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







