



THE
A-TEAM

**RE/MAX
FIRST**

112 ELLEN Road, Crossfield TOM 050

MLS®#: **A2160672** Area: **NONE** Listing Date: **08/28/24** List Price: **\$575,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Crossfield**
 Year Built: **2018**
Lot Information
 Lot Sz Ar: **3,447 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,454**
 Low Sqft:
 Ttl Sqft: **1,454**

DOM

22
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Landscaped,Many Trees,Street Lighting,Native Plants,Rectangular Lot,Views**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line,Dog Run,Fire Pit,Garden,Playground,Private Entrance,Private Yard,Tennis Court(s)**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Bathroom Rough-in,Built-in Features,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Storage,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`3" x 5`0"
Kitchen	Main	12`5" x 13`4"
4pc Bathroom	Second	4`11" x 8`0"
Bedroom	Second	9`5" x 11`5"
Bedroom - Primary	Second	13`5" x 11`10"

Room	Level	Dimensions
Dining Room	Main	12`5" x 10`4"
Living Room	Main	12`5" x 12`11"
4pc Ensuite bath	Second	5`0" x 7`11"
Bedroom	Second	9`4" x 11`6"
Other	Main	9`2" x 10`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1810866

Zoning:
R-1C

Remarks

Pub Rmks:

Welcome to Vista Crossing, where you're just 10 minutes north of Airdrie in the calm town of Crossfield. Take a moment to appreciate the curb appeal and the beautiful front porch, which is the perfect place to sip that morning coffee. Inside you'll notice an open concept floor plan measuring just over 1450 sq ft, this is the Ava model by Homes by Dream. This traditional layout features the living room at the front, dining room tucked in between, and a rear kitchen with the sink perfectly placed in front of a bright window overlooking the yard. With all stainless steel Whirlpool appliances, an expansive 7 ft island with space to tuck stools, dark cabinets with quartz countertops, and a pantry plus a built-in hutch for all of your additional storage needs. Warm tones keep this space feeling cozy throughout. The luxury vinyl plank floor is in exceptional condition, the olive tone doors on the main floor add a pop of color, and the bits of wallpaper in the kitchen give this home character. Upstairs we conveniently have the laundry situated, along with 2 spacious secondary bedrooms, and a full 4-piece guest bathroom. The primary bedroom faces the front of the home and is complete with a walk-in closet, big windows, and a 4-piece ensuite. Outside you'll surely cherish the fully fenced, landscaped backyard, which has been manicured with a variety of perennials and other seasonal flowers and vegetables. The back deck measures just over 9 ft x 10 ft and includes a BBQ gas line. You can access the home directly from the yard, or take the separate side entrance. The unfinished basement has 8 ft ceilings, all of the utilities are tucked to the side, there's also 2 big windows plus a rough-in for future development found here. Vista Crossing community sights: multiple parks, hockey rink/tennis court, fire pits, picnic sites, community garden, farm land views & more. Crossfield sights: Collicutt Siding Golf Club, Splash Park, Off Leash Dog Park, Banta Park, Crossfield Fitness, Municipal Library, Pete Knight Arena, Bigway Foods, Stacked Bistro, The Diner at Shorty's, & The Donut Man. This home offers the opportunity of a relaxed lifestyle, with the proximity to a bigger city located only a few kilometers away. Check out the virtual iGuide, and book a showing today - This one could be everything you've been waiting for!

Inclusions:
Property Listed By:

None
Real Broker

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