

244 ELLEN Way, Crossfield TOM 0S0

Sewer:

Bedroom - Primary

A2177622 NONE 11/08/24 MLS®#: Area: Listing List Price: **\$559,900**

Status: **Pending Rocky View County** Change: Association: Fort McMurray County: -\$10k, 28-Nov

Date:

Upper

General Information

Prop Type: Residential Sub Type: Detached City/Town:

Year Built: Lot Information

Lot Sz Ar: Lot Shape:

Crossfield 2021

Low Sqft:

3,419 sqft

Ttl Sqft:

Abv Saft:

Finished Floor Area

1,497

1.497

<u>Parking</u>

DOM

Layout

Beds:

Baths:

Style:

75

Ttl Park: 2 2 Garage Sz:

3 (3)

2.5 (2 1)

2 Storey

Access:

Lot Feat: Back Lane, Back Yard, Rectangular Lot

Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air Vinyl Siding, Wood Frame

Flooring:

Ext Feat: **Private Yard** Carpet, Ceramic Tile, Vinyl Plank

Water Source: Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

13`7" x 16`6"

Int Feat: High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Vinyl Windows

Utilities:

Room Information

Room Level **Dimensions** Room Level **Dimensions** 2pc Bathroom Main 2`11" x 6`9" **Dining Room** Main 14`1" x 8`3" Foyer Main 3`6" x 4`8" Kitchen Main 14`4" x 13`7" Laundry Main 6`6" x 9`1" **Living Room** Main 13`7" x 11`10" 4pc Bathroom Upper 5'0" x 8'1" 5pc Ensuite bath Upper 6`11" x 14`11" **Bedroom** Upper 9`1" x 12`7" Bedroom 11`4" x 12`7" Upper

Legal/Tax/Financial

Title: Zoning: Fee Simple R-1C

Legal Desc: **1810866**

Remarks

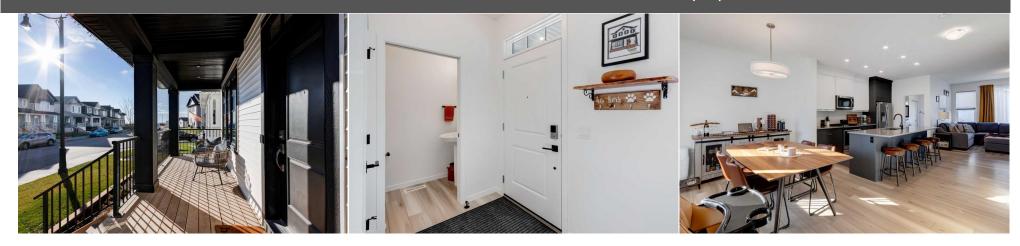
Pub Rmks:

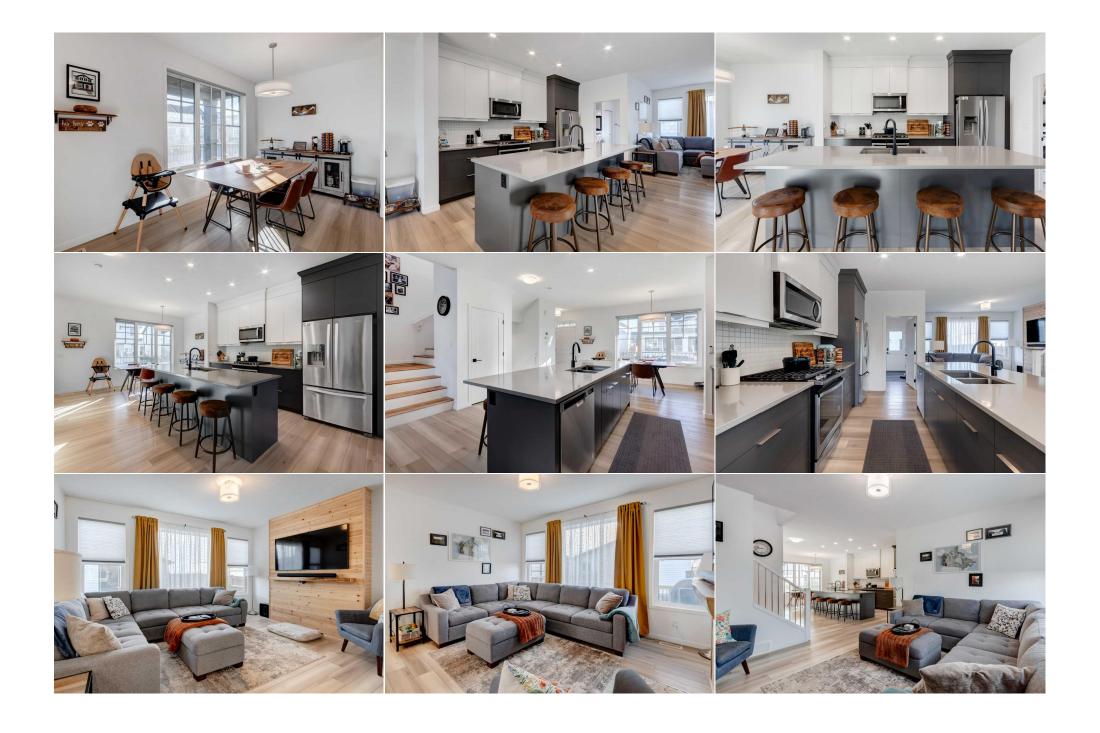
SIMPLY GORGEOUS! Welcome to your next home in Crossfield. This beauty has elegance and style. Walking up to the covered front porch, you will instantly picture yourself enjoying that first morning coffee in your favorite patio chair. The minute you enter the foyer you are greeted with the open plan and the sun beaming in through the large front window. The kitchen boasts QUARTZ COUNTERTOPS, plenty of two-tone cabinetry to the ceiling (Deep Ocean color palate), stainless steel appliance package with a GAS STOVE, tile backsplash, pantry, roll-out spice drawer and roll-out recycling drawer. The living room is a cozy area to enjoy family movie night, but it is also open enough to converse with guests who may be lingering in the kitchen while entertaining. This level has 9 FT ceilings and also has LUXURY VINYL PLANK FLOORING throughout for easy cleanups. The main floor laundry room has a stylish BUTCHER BLOCK FOLDING STATION and storage shelf. Just outside the backdoor is your 25' X 26'11" DECK...WOWZERS! The DOUBLE-DETACHED GARAGE is insulated and finished with chip board. On the upper level of this home is the PRIMARY BEDROOM with a walk- in closet, 5-PIECE ENSUITE with a QUARTZ COUNTERTOP, large shower with floor to ceiling tiles, double sinks and soaker tub, main bath with a QUARTZ COUNTERTOP and two more good-sized bedrooms. The basement is unfinished and awaits your design ideas and has a rough in for a future WET BAR. This home ticks all the boxes. Hurry on in to view and bring your checklist. It shows a 10+++

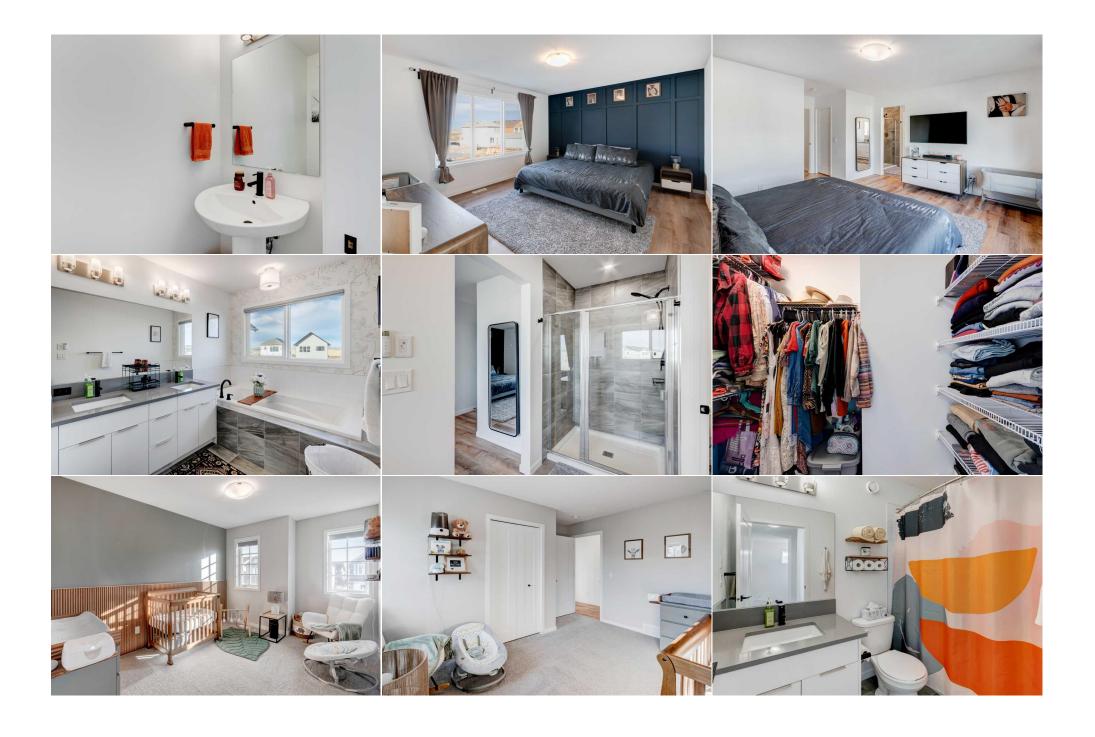
Inclusions: N/

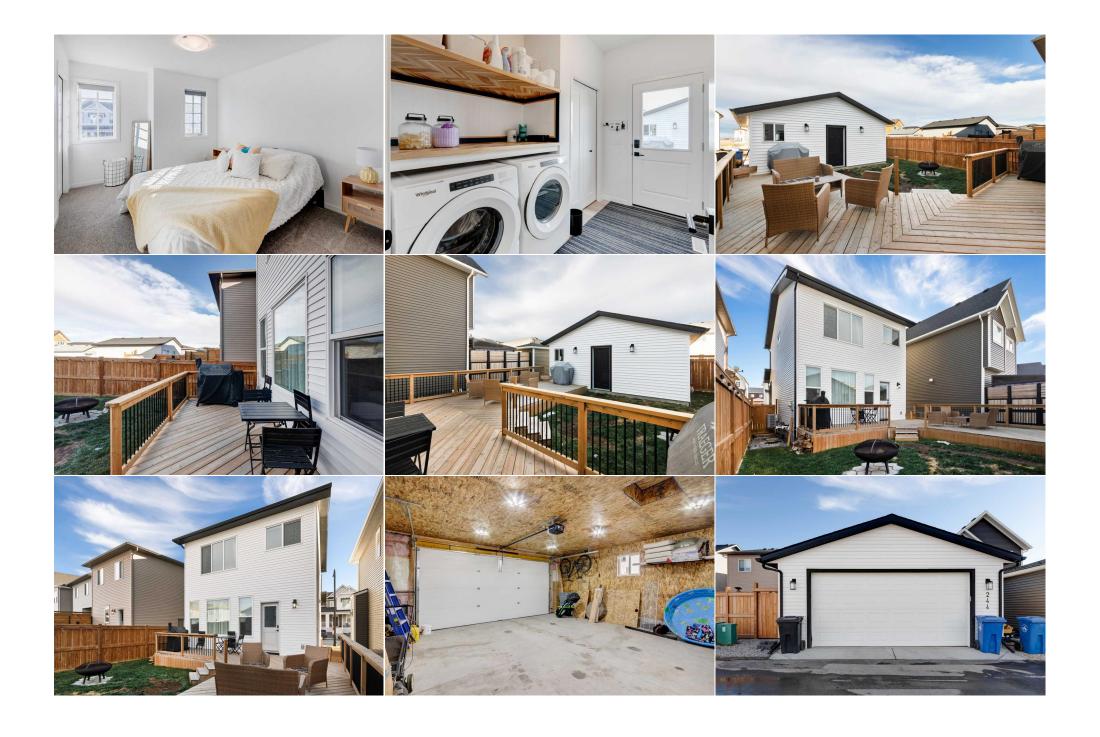
Property Listed By: CIR Realty

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













244 Ellen Way, Crossfield, AB





244 Ellen Way, Crossfield, AB 2nd Floor Ederior Area 203.36 sq ft Interior Area 740.72 sq ft



244 Ellen Way, Crossfield, AB Basement (Below Grade) Exterior Area 642.21 sq ft Interior Area 575.15 sq ft



