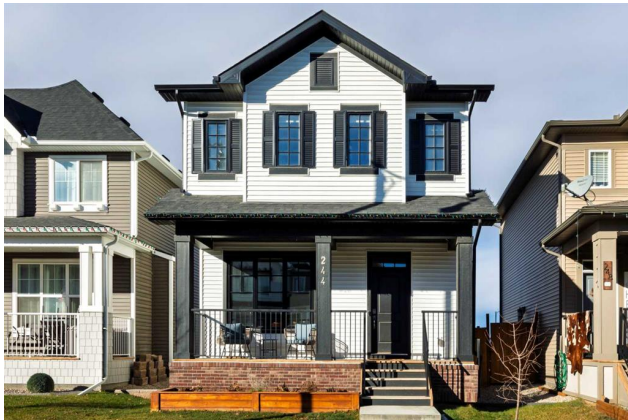


244 ELLEN Way, Crossfield T0M 0S0

MLS®#: **A2177622** Area: **NONE** Listing **11/08/24** List Price: **\$559,900**
 Status: **Active** County: **Rocky View County** Change: **-\$10k, 28-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Crossfield** Finished Floor Area
 Year Built: **2021** Abv Sqft: **1,497**
Lot Information Low Sqft:
 Lot Sz Ar: **3,419 sqft** Ttl Sqft: **1,497**
 Lot Shape:

DOM

25
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,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Sewer: Ext Feat: **Private Yard** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 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	Upper	11`4" x 12`7"
Bedroom - Primary	Upper	13`7" x 16`6"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1C

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+++

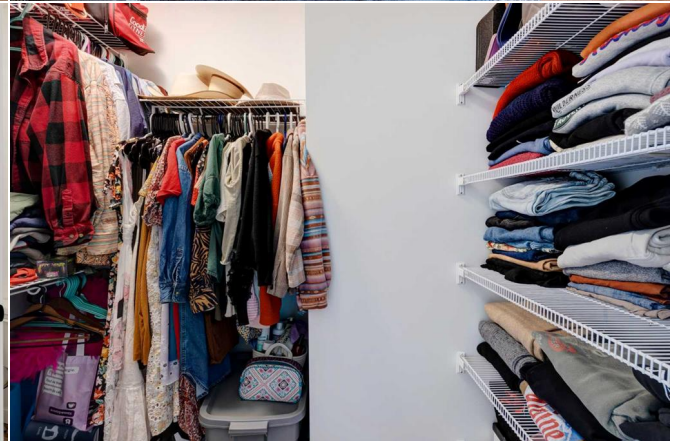
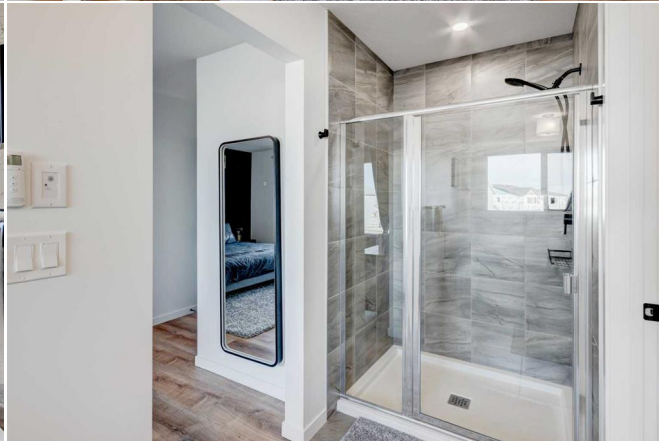
Inclusions:
Property Listed By:

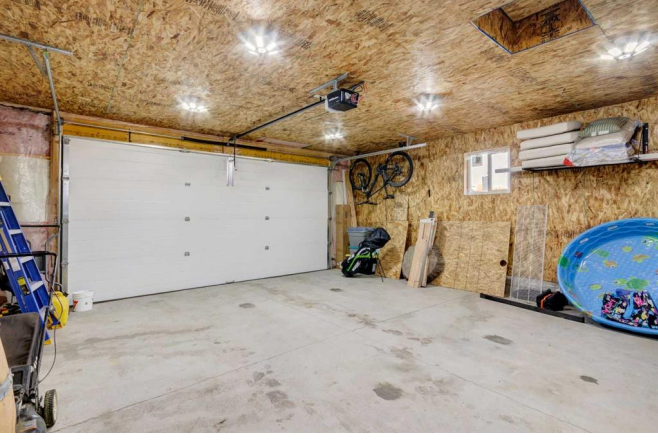
N/A
CIR Realty

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











244 Ellen Way, Crossfield, AB

Main Floor Exterior Area 693.56 sq ft
Interior Area 636.34 sq ft

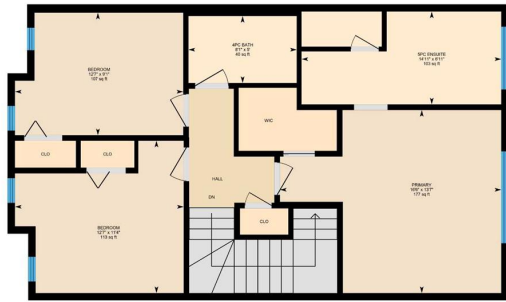


PREPARED: 2024/11/07

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

244 Ellen Way, Crossfield, AB

2nd Floor Exterior Area 803.88 sq ft
Interior Area 740.72 sq ft

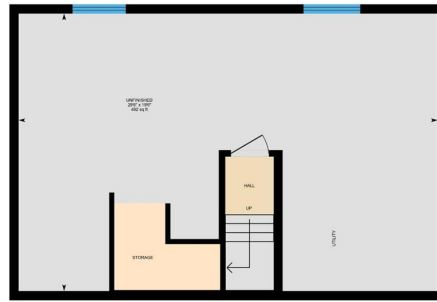


PREPARED: 2024/11/07

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244 Ellen Way, Crossfield, AB

Basement (Below Grade) Exterior Area 642.21 sq ft
Interior Area 572.13 sq ft

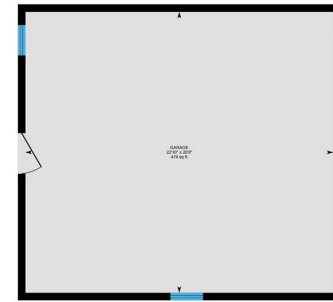


PREPARED: 2024/11/07

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244 Ellen Way, Crossfield, AB

Detached Garage Exterior Area 522.67 sq ft
Interior Area 474.26 sq ft



PREPARED: 2024/11/07

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