



THE
A-TEAM

**RE/MAX
FIRST**

209 ELLEN Way, Crossfield T0M 0S0

MLS®#: **A2185248** Area: **NONE** Listing Date: **01/03/25** List Price: **\$485,000**
 Status: **Pending** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Crossfield**
 Year Built: **2021**
 Lot Information
 Lot Sz Ar: **2,999 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Level,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **1,465**
 Low Sqft:
 Ttl Sqft: **1,465**

DOM

19
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Tile,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Window Coverings**
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Kitchen Island,Pantry,Stone Counters,Storage,Walk-In Closet(s),Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`7" x 9`8"	Kitchen	Main	11`4" x 8`9"
Dining Room	Main	11`0" x 8`11"	Foyer	Main	6`10" x 6`4"
Den	Main	8`11" x 8`11"	Laundry	Main	5`8" x 5`4"
Covered Porch	Main	18`8" x 11`3"	Bedroom - Primary	Second	12`0" x 11`10"
Bedroom	Second	9`0" x 8`7"	Bedroom	Second	9`0" x 9`0"
Bonus Room	Second	12`5" x 9`5"	Family Room	Lower	17`0" x 11`8"
Flex Space	Lower	10`0" x 9`0"	Kitchenette	Lower	14`5" x 8`2"

2pc Bathroom
4pc Bathroom

Main
Second

7'1" x 4'11"
8'1" x 4'11"

4pc Ensuite bath
3pc Bathroom
Legal/Tax/Financial

Second
Lower

8'3" x 4'11"
8'7" x 5'11"

Title:
Fee Simple
Legal Desc:

1810866

Zoning:
R-2

Remarks

Pub Rmks:

Welcome to this beautifully designed home with OVER 2075 SQ.FT of developed living space! Perfect for first-time buyers, growing families, or savvy investors. The open-concept floorplan features a bright kitchen with stunning WHITE CABINETRY, stainless steel appliances, pantry, and a good-sized dining area that flows into the inviting living room overlooking the backyard. The main floor also boasts a west-facing OFFICE/den, ideal for working from home, along with convenient laundry and extra storage at the rear. Upstairs you'll find 3 spacious bedrooms and a BONUS ROOM, there's plenty of room for everyone. The Primary suite offers a walk in closet w/ a window and a 4 pc en-suite. The fully finished basement was developed professionally with permits and offers a spacious family room, wet bar/kitchenette and a flex room that can easily be converted into a 4th bedroom. You'll find another 3 pc bathroom in the basement + ample storage. Step outside to enjoy your morning coffee on the large front porch or entertain in the big, fenced backyard complete with a deck. Topping it all off is a double detached garage and a location that's hard to beat. Don't miss this gem - it's the perfect blend of style, comfort, and functionality!

Inclusions:
Property Listed By:

**Shelving in laundry room, Coat rack at back door
RE/MAX First**

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











