



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**205 ELLEN Way, Crossfield T0M 0S0**

MLS®#: **A2185854** Area: **NONE** Listing Date: **01/17/25** 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: **2021**  
Lot Information  
 Lot Sz Ar: **3,430 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,740**  
 Low Sqft:  
 Ttl Sqft: **1,740**

DOM

**5**  
Layout  
 Beds: **4 (4 )**  
 Baths: **3.0 (3 0)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Lane**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Private Yard**

Construction: **Vinyl Siding, Wood Frame**  
 Flooring: **Carpet, Ceramic Tile, Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Freezer, Microwave, Range, Refrigerator, Washer/Dryer, Window Coverings**  
 Int Feat: **Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Storage, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`10" x 11`5"	Kitchen	Main	16`3" x 9`5"
Dining Room	Main	10`3" x 6`4"	Bedroom	Main	9`9" x 8`7"
Foyer	Main	7`1" x 4`10"	Mud Room	Main	5`5" x 3`9"
Den	Main	5`8" x 5`7"	4pc Bathroom	Main	8`7" x 4`11"
Covered Porch	Main	19`8" x 5`2"	Bonus Room	Second	12`5" x 9`11"
Bedroom - Primary	Second	11`7" x 10`11"	Walk-In Closet	Second	6`2" x 4`8"
5pc Ensuite bath	Second	6`2" x 6`11"	Bedroom	Second	10`2" x 8`7"

**Bedroom**  
**4pc Bathroom**

**Second**  
**Second**

**9`11" x 9`10"**  
**8`7" x 4`11"**

**Laundry**

**Second**

**6`2" x 5`11"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-2**

**1810866**

Remarks

Pub Rmks: **1700+ SQFT | 4 BEDS | 3 BATHS | AIR CONDITIONING | DOUBLE GARAGE | Welcome to this fantastic 2-Storey home in one of Crossfield's most sought-after communities! The main floor boasts 9-ft ceilings, a versatile guest suite (perfect as a home office), a fully equipped kitchen with stainless steel appliances, and an open-concept layout filled with bright natural light. Upstairs, you'll find three additional bedrooms, a bonus room, and a convenient laundry room equipped with a Samsung washer and dryer. The Master suite is highlighted with vaulted ceilings, a walk-in closet, and a luxurious 5-piece ensuite. The unfinished basement provides a blank slate for customization, offering ample room for storage or the opportunity for future improvements and additional living space. Situated in Vista Crossing, a thoughtfully designed, master-planned community just 35 minutes from downtown Calgary, this home offers the perfect blend of style, space, and convenience.**

Inclusions: **Tire rack (garage), Bike hooks (garage), Telus security system and doorbells (front and back),**  
Property Listed By: **Real Broker**

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









