



THE
A-TEAM

**RE/MAX
FIRST**

246 VISTA Drive, Crossfield T0M 0S0

MLS® #: **A2195391**

Area: **NONE**

Listing Date: **02/20/25**

List Price: **\$525,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Crossfield**
Year Built: **2017**
Lot Information
Lot Sz Ar: **3,584 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,419**
Low Sqft:
Ttl Sqft: **1,419**

DOM

2
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,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

Construction: **Concrete,Vinyl Siding**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **High Ceilings,No Smoking Home,Pantry,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`1" x 14`2"
Dining Room	Main	13`3" x 9`1"
Walk-In Closet	Upper	7`9" x 5`3"
Bedroom	Upper	11`4" x 10`4"
4pc Ensuite bath	Upper	

Room	Level	Dimensions
Kitchen	Main	13`0" x 12`5"
Mud Room	Main	8`1" x 3`9"
Bedroom - Primary	Upper	12`11" x 10`3"
Bedroom	Upper	11`3" x 10`3"
4pc Bathroom	Upper	

2pc Bathroom

Main

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1610985

Zoning:
R-1C

Remarks

Pub Rmks:

Welcome to this beautifully designed detached home in the town of Crossfield—perfect for families, first-time buyers, or investors! With a spacious & inviting layout, this home offers both comfort & functionality also featuring triple-pane windows. Step inside to find a bright & open-concept living room, perfect for relaxing or entertaining guests. The modern kitchen features stunning quartz countertops, a pantry, ample cabinet space & a seamless flow into the bright dining area. A convenient 2-piece bathroom completes the main floor. Upstairs, you'll find 3 generously sized bedrooms, along with a 4-piece bathroom that offers both style & convenience. The primary suite is a retreat, complete with a walk-in closet & a private 4-piece ensuite—ideal for unwinding at the end of the day. Outside, the double-car garage in the back comes equipped with 220V power, perfect for hobbyists or those needing extra workspace, plus a shed for extra storage. The backyard offers additional space for outdoor enjoyment, whether it's summer BBQs or relaxing evenings. Situated in a great community with easy access to local amenities, parks & schools, this home is a must-see! Don't miss your chance to own this fantastic property in Crossfield—schedule your showing today!

Inclusions:
Property Listed By:

N/A
MaxWell Capital Realty

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













