



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**26 ELLEN Bay, Crossfield T0M 0S0**

MLS®#: **A2201068**

Area: **NONE**

Listing Date: **03/13/25**

List Price: **\$767,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Crossfield**  
Year Built: **2025**

Lot Information

Lot Sz Ar: **605 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard, Pie Shaped Lot**  
Park Feat: **Off Street, Parking Pad**

Finished Floor Area

Abv Sqft: **2,368**

Low Sqft:

Ttl Sqft: **2,368**

DOM

**1**

Layout

Beds: **3 (3 )**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **High Efficiency**

Sewer:

Ext Feat: **BBQ gas line**

Construction:

**Stone, Vinyl Siding, Wood Frame**

Flooring:

**Carpet, Tile, Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dishwasher, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator**

Int Feat: **Bathroom Rough-in, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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<b>Den</b>	<b>Main</b>	<b>9`0" x 9`9"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`0" x 11`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`0" x 13`4"</b>	<b>Kitchen</b>	<b>Main</b>	<b>9`8" x 14`9"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 5`0"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`0" x 16`1"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>11`8" x 7`8"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>12`0" x 10`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>13`8" x 10`1"</b>	<b>Laundry</b>	<b>Upper</b>	<b>8`8" x 5`5"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>9`10" x 6`0"</b>	<b>Bonus Room</b>	<b>Upper</b>	<b>13`6" x 14`0"</b>

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **2310323**

Zoning: **R-1B**

Remarks

Pub Rmks: **Step into this beautifully designed McKee built two-storey home, where modern comfort and thoughtful details come together to create the perfect living space. The main floor features a versatile den/office, ideal for remote work or a quiet retreat. Upstairs, a spacious lifestyle room provides the perfect spot for relaxation or family gatherings. The heart of the home is the chef's kitchen, complete with a premium gas stove, perfect for cooking enthusiasts. The cozy living room is anchored by an elegant electric fireplace, adding warmth and style. The primary suite offers a true spa-like experience with an upgraded tile shower, a luxurious soaker tub, and a double vanity for added convenience. Step outside to the expansive 127 sq. ft. rear deck, equipped with a BBQ gas line, perfect for outdoor entertaining. The sunshine basement is ready for future development and includes a rough-in drain for a bar, making it a great space for entertaining or additional living areas**

Inclusions: **NA**  
 Property Listed By: **Manor Real Estate Ltd.**

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