



**221 Ellen Way
Crossfield, Alberta**

MLS # A2290979



\$489,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,341 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Off Street, Parking Pad, See Remarks		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters		

Inclusions: N/A

Stunning Fully Upgraded Two-Storey Home (1,905sq ft Total Developed) This beautiful, fully finished two-storey home at 221 Ellen Way combines modern style, thoughtful upgrades, and exceptional curb appeal with a charming front porch, located in the welcoming and growing community of Crossfield. This Dream Built Homes "Noah" model features over \$40,000 in upgrades and is designed to impress. Step inside to an airy main floor highlighted by 9-foot ceilings, luxury vinyl plank flooring, and large triple-pane windows that flood the home with natural light. A charming faux fireplace creates a cozy focal point, while the upgraded kitchen is a striking centerpiece, featuring a 9-foot quartz island, floor-to-ceiling shaker-style cabinetry, stainless steel appliances, and a gas range. Soft-close cabinetry and a walk-in pantry provide both style and functionality. The main floor also includes a rear dining area perfect for entertaining and a convenient 2-piece powder room. Upstairs, the spacious primary suite comfortably fits a king-sized bed and includes a walk-in closet and stylish barn door leading to the ensuite with a stand-up shower tiled to the ceiling. Two additional well-sized bedrooms offer beautiful mountain views, complemented by a full 4-piece bathroom and a laundry room for added convenience. The fully finished lower level provides a versatile family or recreation room, an additional bedroom, and a 4-piece bathroom, ideal for guests, extended family, or a home office. Step outside to the back deck, overlooking the nearly finished, brand-new fenced backyard, offering ample room to relax, entertain, or create your dream outdoor space, 18x22 Concrete pad for future garage. Residents of Crossfield enjoy exceptional community amenities, including garden boxes, approximately 4 km of walking trails, 5 acres of protected wetlands, and over 20 acres of

green space. Outdoor enthusiasts will appreciate the hockey rink, skateboard park, sports fields, stocked fishing pond, splash park, playgrounds, and picnic areas with fire pits. This home presents an exceptional opportunity to own a move-in-ready, fully upgraded home in a thriving, family-friendly community. Thoughtful design, quality finishes, and flexible living space throughout make it perfect for modern family living, entertaining, or a home office.