



GRASSROOTS

REALTY GROUP

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104 Ellen Road
Crossfield, Alberta

MLS # A2323748



\$504,900

| | | | |
|------------------|---|---------------|------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,412 sq.ft. | Age: | 2018 (8 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Landscaped, Lawn, Private, Rectangular Lot, See Remarks | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Composite Siding, Stone, Vinyl Siding, Wood Frame | Zoning: | R-1C |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Vinyl Windows | | |
| Inclusions: | Yard Shed | | |

Welcome to the Hugo, a charming two-storey home built in 2018 by Homes by Dream and ideally located in the desirable community of Vista Crossing. Thoughtfully positioned eight feet farther forward than neighbouring homes, this property offers a noticeably larger backyard—an excellent feature for outdoor enjoyment and potential long-term resale appeal. Inside, the popular open-concept floor plan delivers a bright and spacious main level with a comfortable living room, generous dining area with built-ins, and a beautifully appointed kitchen featuring quartz countertops, white cabinetry, an expanded pantry, a large island with breakfast bar, and plenty of cabinet space. Modern finishes throughout include vinyl plank and carpet flooring, contemporary paint tones, and quartz surfaces in key areas. The home is still covered by builder warranties, adding valuable peace of mind. Outside, enjoy a fully landscaped and fenced yard, a deck, concrete patio, paved alley access, large double detached garage, and a covered south-facing front veranda. Upstairs offers three spacious bedrooms, including a large primary bedroom with walk-in closet and four-piece ensuite, plus convenient second-level laundry enhanced with a quartz folding station and added counter space. The undeveloped lower level is ready for your future plans, complete with radon gas rough-in, roughed-in plumbing, and two large windows. A fantastic family home in a wonderful location, loaded with thoughtful upgrades and everyday comfort!