



GRASSROOTS

REALTY GROUP

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**221 Ellen Way
Crossfield, Alberta**

MLS # A2326493



\$492,000

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

Welcome to this beautifully finished two storey home offering the perfect blend of modern design, quality craftsmanship, and exceptional value in the welcoming community of Crossfield. Built by Dream Built Homes, this popular "Noah" model showcases over \$40,000 in thoughtful upgrades and outstanding curb appeal, complete with a charming covered front porch. Step inside to a bright, open-concept main floor featuring 9-foot ceilings, luxury vinyl plank flooring, and oversized triple-pane windows that fill the home with natural light. The inviting living room is anchored by a stylish faux fireplace, creating a warm and welcoming atmosphere. The kitchen is the heart of the home, boasting a 9-foot quartz island, floor-to-ceiling shaker cabinetry with soft-close doors and drawers, stainless steel appliances, a gas range, and a spacious walk-in pantry—perfectly designed for both everyday living and entertaining. The adjoining dining area overlooks the backyard, while a convenient two-piece powder room completes the main level. Upstairs, the spacious primary retreat easily accommodates a king-sized bedroom suite and features a walk-in closet and a beautiful ensuite accessed through a stylish barn door. The ensuite offers an oversized shower with tile extending to the ceiling, creating a clean, modern finish. Two additional generously sized bedrooms showcase beautiful mountain views and are complemented by a full four-piece bathroom and an upper-level laundry room for added convenience. The professionally finished lower level expands your living space with a large family or recreation room, a fourth bedroom, and a full four-piece bathroom—ideal for guests, extended family, or a private home office. Outside, you'll find a nearly completed, newly fenced backyard with plenty of room to relax, entertain, or personalize your outdoor oasis. An

18’ x 22’ concrete pad is already in place, ready for your future garage. Crossfield offers an outstanding lifestyle with approximately 4 km of scenic walking trails, 5 acres of protected wetlands, 20+ acres of parks and green space, community garden boxes, playgrounds, sports fields, a splash park, hockey rink, skateboard park, stocked fishing pond, picnic areas with fire pits, and more—making it an exceptional place to call home. Move-in ready and loaded with upgrades, this exceptional property offers the perfect combination of style, comfort, and functionality. Whether you’re looking for space to grow, entertain, or work from home.