



**GRASSROOTS**  
REALTY GROUP

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232 Vista Drive  
Crossfield, Alberta

MLS # A2326808



**\$489,900**

|           |                        |        |                  |
|-----------|------------------------|--------|------------------|
| Division: | NONE                   |        |                  |
| Type:     | Residential/House      |        |                  |
| Style:    | 2 Storey               |        |                  |
| Size:     | 1,286 sq.ft.           | Age:   | 2017 (9 yrs old) |
| Beds:     | 5                      | Baths: | 3 full / 1 half  |
| Garage:   | Double Garage Detached |        |                  |
| Lot Size: | 0.03 Acre              |        |                  |
| Lot Feat: | Back Lane, Back Yard   |        |                  |

|             |                                                                 |            |     |
|-------------|-----------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air, Natural Gas                                         | Water:     | -   |
| Floors:     | Carpet, Laminate, Vinyl                                         | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                 | Condo Fee: | -   |
| Basement:   | Full                                                            | LLD:       | -   |
| Exterior:   | Brick, Vinyl Siding                                             | Zoning:    | R-2 |
| Foundation: | Poured Concrete                                                 | Utilities: | -   |
| Features:   | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan |            |     |

**Inclusions:** Centralized AC, Centralized Humidifier, Gazebo, Pergola

Welcome to this beautifully maintained family home tucked away in a quiet and family-friendly neighbourhood. With 5 bedrooms, 3.5 bathrooms, and a functional open-concept layout, this home offers the perfect balance of space, comfort, and everyday living. From the moment you walk in, you'll appreciate the bright and inviting atmosphere. The main floor flows seamlessly between the kitchen, dining, and living areas, making it ideal for entertaining guests or spending quality time with family. Upstairs and on the basement, the generous bedroom layout provides flexibility for growing families, guests, a home office, or multi-generational living. With 3.5 bathrooms, there's plenty of convenience for busy households. Step outside and enjoy your private backyard complete with a pergola — the perfect space for summer barbecues, morning coffee, or simply relaxing at the end of the day. The detached double garage adds extra convenience and storage, while the quiet location gives you that peaceful neighbourhood feel without sacrificing accessibility. Spacious, well cared for, and move-in ready, this is a home that truly checks all the boxes.