



GRASSROOTS
REALTY GROUP

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213 Vista Drive
Crossfield, Alberta

MLS # A2340930



\$625,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,988 sq.ft.	Age:	2017 (9 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Front Yard, Garden, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

Come see why nothing in Calgary or Airdrie can possibly compete with 213 Vista Drive: over 2760 of total developed square footage, 6 bedrooms, 3.5 bathrooms, a large double attached garage, a fully finished basement, expansive lot sizes and zero neighbours behind! Where is the compromise? not here! No more worrying about endless updates and upgrades, this home offers a bright and open-concept layout that needs absolutely no changing. With no one living behind you, plus a SE backyard you can guarantee the sun flooding both floors with natural morning and afternoon light. The functional, oversized kitchen features a central island, walk-in pantry, and modern finishes—with room for all your friends and family, perfect for entertaining. Plus, direct lines of sight to the dining room and living room ensures you can keep conversations going with your guests and maybe an eye out for the kids! Upstairs, the 3 spacious bedrooms and 2 full bathrooms (both with double vanities!), and large bonus room means all your family's needs are fully met. Downstairs, the impeccably finished basement adds not only TWO extra bedrooms & a bath for any guests staying over, but a large family room in the middle of it all guarantees your home is the gathering place for years to come. If you and your family yearn to leave traffic and city-living behind, a lifestyle overhaul awaits for you in Crossfield. Your new home is minutes away from schools and backs directly onto Amery park, all we are missing is you. Contact your Realtor of choice and book a showing today!