



**GRASSROOTS**  
REALTY GROUP

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227 Vista Road  
Crossfield, Alberta

MLS # A2351945

**\$488,400**

|           |                                                               |        |                  |
|-----------|---------------------------------------------------------------|--------|------------------|
| Division: | NONE                                                          |        |                  |
| Type:     | Residential/House                                             |        |                  |
| Style:    | 2 Storey                                                      |        |                  |
| Size:     | 1,355 sq.ft.                                                  | Age:   | 2025 (1 yrs old) |
| Beds:     | 3                                                             | Baths: | 2 full / 1 half  |
| Garage:   | Parking Pad                                                   |        |                  |
| Lot Size: | 0.08 Acre                                                     |        |                  |
| Lot Feat: | Back Lane, Back Yard, Level, Rectangular Lot, Street Lighting |        |                  |

|             |                                                                                          |            |      |
|-------------|------------------------------------------------------------------------------------------|------------|------|
| 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-1C |
| Foundation: | Poured Concrete                                                                          | Utilities: | -    |
| Features:   | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters |            |      |

Inclusions: N/A

Welcome to The Noah, a beautifully finished home in Vista Crossing that combines modern style, a thoughtful family friendly layout and an exceptional outdoor space that is increasingly difficult to find in newer communities. Already built and ready to enjoy, this 3 bedroom home offers a bright and inviting interior with 9 foot ceilings, large front and rear windows and an open main floor designed to make everyday living and entertaining feel effortless. Light toned flooring runs throughout the main level and pairs beautifully with crisp white finishes, black accents and contemporary lighting. At the heart of the home is the spacious kitchen, where white cabinetry extends to the ceiling and is complemented by a contrasting dark island, white quartz countertops, black tile backsplash and black hardware. The oversized island provides an abundance of prep space, storage and room to gather, while multiple work surfaces and a dedicated pantry make the kitchen as functional as it is stylish. The open layout creates an easy connection between the kitchen, dining and living spaces, while windows at both ends of the home allow natural light to carry throughout the entire main floor. The dining area overlooks the backyard and provides plenty of room for family dinners or entertaining, while the spacious front living room offers a comfortable place to relax. A convenient mudroom and thoughtful storage complete the main level. Upstairs, the well planned layout includes three bedrooms, with the primary suite positioned at the rear of the home and separated from the secondary bedrooms for added privacy. The spacious primary offers plenty of room to unwind along with its own private ensuite, while upper floor laundry adds another layer of everyday convenience. Outside, this property truly separates itself from many newer homes. The large oversized yard provides an impressive

amount of space for kids, pets, entertaining, gardening or creating the backyard you have always wanted. With larger lots becoming increasingly difficult to find in new communities, this is a feature that adds both flexibility and long term appeal. An already poured concrete garage pad with skirt is another major advantage, providing a solid foundation and making the addition of a future garage that much easier. Located just minutes north of Calgary, Vista Crossing offers the relaxed atmosphere of small town living while keeping Airdrie and Calgary within easy reach. The community features kilometres of walking paths, expansive green spaces, protected wetlands, a community garden, playgrounds and gathering spaces, while Crossfield offers sports fields, an outdoor rink, skate park, splash park and local shops and services. Modern, move in ready and situated on an exceptional lot, this home offers the space, style and functionality of a newer build without the wait.