

# \$470,000 - 245 Ellen Way, Crossfield

MLS® #A2246245

**\$470,000**

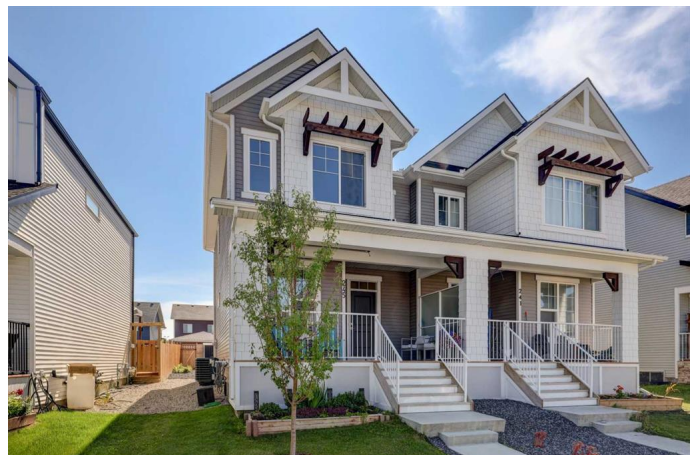
3 Bedroom, 3.00 Bathroom, 1,456 sqft

Residential on 0.07 Acres

NONE, Crossfield, Alberta

Welcome to this beautifully designed, nearly new 1456 sqft 3 bedroom, 2 ½ bath home in Crossfield. Perfect for first-time buyers, growing families, or savvy investors and featuring a main floor office space perfect for working from home, upper bonus room, main floor laundry and some super nice features throughout. The open-concept floorplan features a gorgeous main floor office space with vinyl plank flooring and 9' ceilings throughout, a bright kitchen with a gas stove, deep farm-house style sink, pantry, quartz counters and good-sized island. The good-sized dining area flows into the living room that overlooks the backyard and a convenient laundry room with storage. Upstairs you'll find 3 spacious bedrooms and a comfortable bonus room perfect for movie nights. The primary suite offers a bright walk-in closet and a 3pc ensuite with a fully tiled shower and quartz counters. The unfinished basement is awaiting your development ideas and is a great opportunity to add more living space. Outside there's a lovely front west facing porch with a sunshade, large back deck, nice low maintenance landscaping, huge extra deep 24' x 18' parking pad ready for a garage build and alley access. Don't miss this opportunity to purchase this lovely nearly new half-duplex in Crossfield.

Built in 2021



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2246245               |
| Price          | \$470,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,456                  |
| Acres          | 0.07                   |
| Year Built     | 2021                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 245 Ellen Way     |
| Subdivision | NONE              |
| City        | Crossfield        |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T0M0S0            |

## Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

## Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry                                            |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                        |
| Cooling           | Central Air                                                                                                       |
| Has Basement      | Yes                                                                                                               |
| Basement          | Full, Unfinished                                                                                                  |

## Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|                 |                                                 |
|-----------------|-------------------------------------------------|
| Lot Description | Back Lane, Back Yard, Low Maintenance Landscape |
| Roof            | Asphalt Shingle                                 |
| Construction    | Wood Frame                                      |
| Foundation      | Poured Concrete                                 |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 20               |
| Zoning         | R-2              |

**Listing Details**

|                |               |
|----------------|---------------|
| Listing Office | Evolve Realty |
|----------------|---------------|

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