

# \$499,900 - 269 Ellen Way, Crossfield

MLS® #A2246754

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,360 sqft

Residential on 0.07 Acres

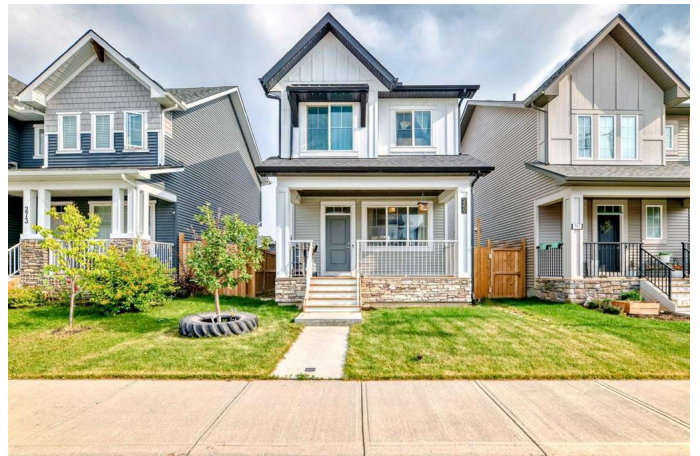
NONE, Crossfield, Alberta

This beautiful newer home is located in the desirable community of Vista Crossing in Crossfield. Just fifteen minutes from Airdrie and twenty five minutes from Calgary with quick access to the number two highway. Crossfield is a welcoming town with schools, shopping, parks, and walking paths, making it an ideal place to live.

The exterior of the home features a covered porch, gemstone lights, and excellent curb appeal. Solar panels, valued at twenty thousand dollars, are already installed, offering energy savings for years to come. Inside, the two-story layout is both stylish and functional with an open concept design from the living room to the dining area. Nine foot ceilings enhance the sense of space while the kitchen shines with stainless steel appliances including an upgraded gas stove, quartz countertops, a spacious pantry, upgraded cabinets, and a large island with an eating bar. The living room accommodates a large sectional with ease. A mudroom leads to the backyard, and a half bath is tucked away for convenience.

Upstairs, the master bedroom is generously sized and includes a walk-in closet and a four piece ensuite. Two additional bedrooms are equally spacious with ample closet space. A second four piece bathroom and an upstairs laundry area with added storage complete this level.

The basement features high ceilings and is ready to be developed to suit your needs. Additional highlights include an energy



efficient furnace, luxury vinyl plank flooring on the main level, carpet upstairs, a fully landscaped and fenced backyard with downspouts draining underground, and a double detached garage, fully insulated , with an electric opener.

This move-in ready home combines comfort, efficiency, and style, making it a wonderful opportunity for your next chapter.

Built in 2020

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2246754    |
| Price          | \$499,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,360       |
| Acres          | 0.07        |
| Year Built     | 2020        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 269 Ellen Way     |
| Subdivision | NONE              |
| City        | Crossfield        |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T0M 0S0           |

**Amenities**

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 2                                  |
| Parking        | Double Garage Detached, Off Street |

# of Garages 2

### Interior

Interior Features High Ceilings, Kitchen Island, Open Floorplan  
Appliances Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings, Built-In Gas Range  
Heating Forced Air, Natural Gas  
Cooling None  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

Exterior Features Fire Pit  
Lot Description Back Lane, Back Yard, Rectangular Lot  
Roof Asphalt Shingle  
Construction Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed September 12th, 2025  
Days on Market 1  
Zoning R-2

### Listing Details

Listing Office Diamond Realty & Associates LTD.

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