

233 Ellen Way
Crossfield, Alberta

MLS # A2164945



\$470,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,147 sq.ft.	Age:	2021 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear, Oversized		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Level, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautifully maintained duplex in the charming town of Crossfield, just minutes from Airdrie! Whether you're a first-time homebuyer or looking to downsize, this home offers everything you need for a comfortable and stylish lifestyle. Step onto the inviting covered porch and into the spacious entryway with a coat closet and soaring 9' ceilings. The open-concept main floor features a generous living area and a functional kitchen with stunning quartz countertops, stainless steel appliances, a farmhouse sink, and newly refinished, floor-to-ceiling soft-close cabinets. The center island, with a flush eating bar, makes for a perfect breakfast spot, while the dining area leads to a well-maintained backyard and a double detached garage—ideal for summer barbecues. Upstairs, find three bedrooms, including the primary suite with its own 4-piece ensuite, a walk-in closet (complete with a window for extra light), and serene mountain views. Custom blinds add a touch of elegance, while the second 4-piece bath ensures comfort for the whole family. The unfinished basement is a blank canvas, ready for your personal touch, complete with rough-ins for a future bathroom. Extra features include: Custom front and back closets with built-in plugs for security cameras (TELUS Smarthome security ready) ONT for TELUS Purefibre internet, Newly landscaped yard (June 2024), Sanuvox UV air filtration system, West-facing porch and east-facing backyard for enjoying both sunrise and sunset, Soundproofing for added privacy. This duplex combines modern design, thoughtful upgrades, and the peace of small-town living—all within minutes of city conveniences. Don't miss your chance to call it home!