

222 Vista Drive
Crossfield, Alberta

MLS # A2156502



\$465,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,027 sq.ft.	Age:	2017 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Heated Garage, Insulated, Oversized		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Gazebo, Lawn, Landscaped, Level, Private		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Stone Counters, Vinyl Windows, Walk-In Closet(s)

Inclusions: T.V. in Master bedroom, T.V. in Garage, T.V. and Sound Bar on Main Floor, Picture on North Wall in Living Room on the Main Floor, Electric Fireplace on Main Floor, Garage Heater, Storage Shed, Gazebo, Bathroom Cabinets X 3.

Step into small-town serenity with this beautifully FULLY finished duplex in the heart of Crossfield. Begin your tour on the large, private covered front balcony—an ideal spot for morning coffee or evening relaxation. The welcoming entryway, complete with a convenient coat closet, opens into a bright and airy main floor boasting 9' knockdown ceilings and an open-concept design. The kitchen is a true highlight, featuring ample cabinet space, quartz countertops, and stainless steel Whirlpool appliances, complemented by a handy pantry. Flow seamlessly into the cozy living space, where custom-built cabinets frame an inviting electric fireplace, perfect for those cozy nights in. The adjacent dining area opens up to a stunning WEST-facing backyard, where two decks, a BBQ gas line, a gazebo-covered lower deck, and a large storage shed create the perfect outdoor oasis. The main floor also offers a stylish half bath and a mudroom with custom built-in cabinets and drawers for extra storage. Upstairs, retreat to the spacious primary suite with a generous walk-in closet, plus two additional bedrooms and a 4-piece bath with a quartz countertop. The fully finished basement adds even more value with a 3-piece bath, a built-in tech area, a comfortable living room, a storage room, and a laundry room. Rounding out this exceptional property is an oversized double detached HEATED garage with 240V—perfect for all your projects, man cave and storage needs. Enjoy the best of small-town living with all the amenities you need just minutes away from the big city. Don't miss out on this Crossfield gem!