

233 Ellen Way
Crossfield, Alberta

MLS # A2164945



\$470,000

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| 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 | | |

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| 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!