

**204 Vista Drive
Crossfield, Alberta**

MLS # A2255831



\$472,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,195 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Landscaped, Lawn		

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

Features: Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage

Inclusions: TV Bracket & Arm, TV (as is), Curtain Rods remaining drapes, Attached remaining Shelves.

OPEN HOUSE on Saturday Sept 20th @ 2-4pm ** Step into this like-new, stylish side-by-side Duplex, where fresh design and thoughtful details make everyday living feel easy. This home has great curb appeal with the covered front porch that offers a perfect spot for morning coffee! Stepping inside, this open-concept main floor showcases 9' ceilings, durable Luxury Vinyl Plank flooring, an abundance of sunlight with large windows, upgraded lighting and Hunter Douglas blinds throughout. The Foyer hosts an organized closet and steps into a spacious Living Room with recessed lighting & a beautiful feature wall with a floating fireplace and wood mantle. A stunning Kitchen at the heart of this home boasts Quartz counters, loads of counter & cupboard space, stainless steel appliances, an eat-up Kitchen Island, an organized Pantry, AND a perfectly placed window above the sink offering backyard views to whoever is on dish duty! All flowing into an adjacent Dining area that can host a large table and leads outside to the back deck & yard. Completing the main level is a trendy 2-pc Powder Room with classic brick wallpaper and a pedestal sink. Upstairs you can appreciate the huge Primary Suite, inclusive of organized dual closets, and a stunning barn door leading into the 4-pc tiled Ensuite with Quartz counters and wainscoting wall detail for added character. Two more big & bright Bedrooms are also upstairs, one accented with more beautiful wainscoting, a 4-pc Bathroom with lots of vanity storage, and an organized Linen Closet keeping the upper level practical and polished. The basement offers the opportunity for your dreams to become a reality, already hosting a large window, rough-in plumbing for a bathroom, and plenty of extra space for a Rec Room and storage. Outside is a fantastic WEST facing Backyard, fenced & landscaped with a walkway, 3 maturing

Aspen trees, a large Deck, and lower firepit area so you can enjoy your outdoor space year-round. Added privacy in the backyard thanks to the New 20 x 22 Double Detached Garage with 10 ft walls, an 8 ft door, and already wired for an electric heater to handle Alberta winters, PLUS additional graveled RV or visitor parking - a rare bonus because of the large lot! This move-in-ready home seamlessly combines style, function, and comfort -all set within the welcoming community of Vista Crossing, with walking paths, greenspaces, two family parks great for basketball in the summer, and skating in the winter! Imaginative playgrounds and even a tobogganing hill! It is a perfect balance of small-town charm and city conveniences at your doorstep.