

# \$630,600 - 40 Ellen Lane, Crossfield

MLS® #A2240579

**\$630,600**

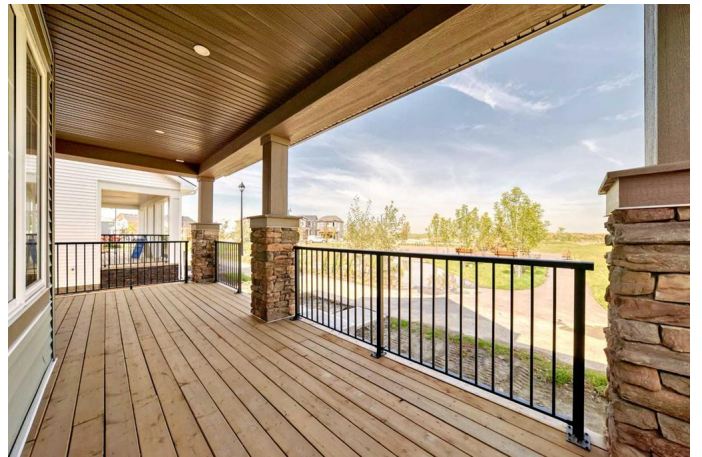
3 Bedroom, 3.00 Bathroom, 1,706 sqft

Residential on 0.10 Acres

NONE, Crossfield, Alberta

Welcome to this standout two-storey home with exceptional curb appeal, thanks to its charming grand front porch and prime location directly fronting onto Ellen Park. This home features a bright, open-concept layout with a large central kitchen boasting quartz countertops, two-tone over-height cabinetry, classic subway tile backsplash, and upgraded stainless steel appliances.

Oversized windows at both the front and back flood the space with natural light, while luxury vinyl plank flooring adds warmth throughout the main floor. Upstairs, you'll find three spacious bedrooms, including a stunning primary suite with vaulted ceilings, a walk-in closet, and a luxurious 5-piece ensuite. A rare triple detached garage and rear driveway provide plenty of additional parking and storage. Living in Vista Crossing means enjoying the best of both worlds: the convenience of city living just a short drive from Calgary, paired with the charm and slower pace of small-town life in Crossfield. This thoughtfully planned community fosters a strong sense of belonging and connection, where neighbours look out for one another and life revolves around family. Vista Crossing offers endless opportunities for recreation with its 4 kms of walking trails, 5 acres of protected wetlands, 20 acres of green spaces, and a community garden. Sports enthusiasts will love the mini soccer field, outdoor hockey rink, skateboard park, and sports fields.



Built in 2024

Essential Information

MLS® #	A2240579
Price	\$630,600
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,706
Acres	0.10
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	40 Ellen Lane
Subdivision	NONE
City	Crossfield
County	Rocky View County
Province	Alberta
Postal Code	T0M0S0

Amenities

Parking Spaces	5
Parking	Driveway, See Remarks, Triple Garage Detached
# of Garages	3

Interior

Interior Features	Double Vanity, Kitchen Island, Pantry, Quartz Counters, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Other
Lot Description	Back Lane, Back Yard, See Remarks
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 18th, 2025
Zoning	R-1C

### **Listing Details**

Listing Office	Real Broker
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