

\$472,000 - 204 Vista Drive, Crossfield

MLS® #A2255831

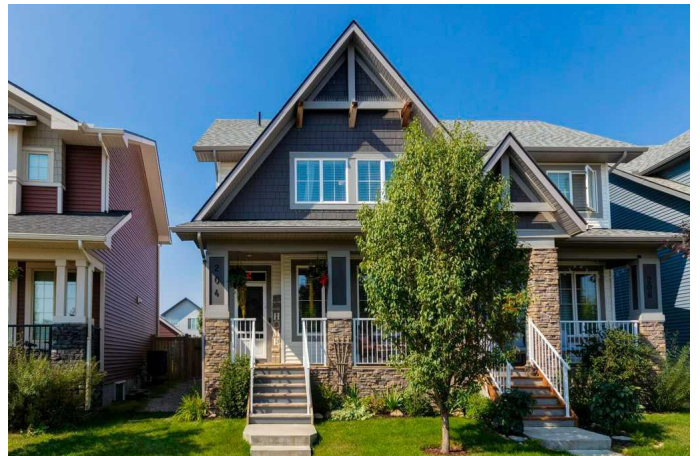
\$472,000

3 Bedroom, 3.00 Bathroom, 1,195 sqft

Residential on 0.08 Acres

NONE, Crossfield, Alberta

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 9â€™™ 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.

Built in 2018

Essential Information

MLS® #	A2255831
Price	\$472,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,195
Acres	0.08
Year Built	2018
Type	Residential
Sub-Type	Semi Detached

Style	2 Storey, Side by Side
Status	Active

Community Information

Address	204 Vista Drive
Subdivision	NONE
City	Crossfield
County	Rocky View County
Province	Alberta
Postal Code	T0M 0S0

Amenities

Parking Spaces	3
Parking	Double Garage Detached, RV Access/Parking
# of Garages	2

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Mantle
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2025
Days on Market	7

Zoning R-2

Listing Details

Listing Office RE/MAX First

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.