



**449 Sunset Link
Crossfield, Alberta**

MLS # A2291344



\$579,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,102 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Central, In Floor, Fireplace(s), Forced Air, Hot Water	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Sump Pump(s), Walk-In Closet(s), Wet Bar, Wired for Data		
Inclusions:	None		

Visit REALTOR® website for additional information. Welcome home to this beautifully updated, fully finished property in Crossfield's mature and highly sought-after Sunset neighbourhood! Situated on a large lot, this home has all the space your family needs and features major recent upgrades, including a new roof in 2021 for ultimate peace of mind. Step inside to a refreshed main floor showcasing brand-new LVP flooring, a designated office/flex space, and convenient main-floor laundry hookups. The open-concept living area is an entertainer's dream, featuring a kitchen with quartz countertops and a large pantry, a dining area that opens to your beautiful backyard oasis, and a cozy living room anchored by a gas fireplace. Upstairs, you'll find an oversized bonus room complete with an electric fireplace and stunning mountain views. The spacious primary suite is a true retreat with a 5-piece ensuite and walk-in closet. Two additional good-sized bedrooms and another full bathroom complete the upper level. The fully finished basement provides even more living space, offering a family rec room, a wet bar, a flex room, ample storage, and a 3-piece bathroom. Perfectly located close to parks, pathways and a beautiful golf course. Enjoy the best of quiet, small-town living with a quick and easy commute to Airdrie and Calgary. This one is a must-see!