



**464 SUNSET LINK**  
**Crossfield, Alberta**

**MLS # A2173814**



**\$765,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,394 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, On Street		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Rectangular Lot, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

**Inclusions:** n/a

Just 40 minutes from Calgary, perfect for commuting! This home has everything you need to make memories that will last a lifetime! And just in time for the holiday season, too. Enjoy this beautiful open kitchen and luminous dining area, with it's own private view of the mountains. You will love cooking and entertaining with all this incredible space for your whole family to gather. (Not too mention the three sided fireplace and sizeable living room.) Afterwards, watch the sunset over the mountains right from your king sized bed in the commodious primary bedroom, which has an ensuite featuring a jetted tub and walk in closet. Not enough? No worries, check out the bonus room- a large space for whatever your family needs. Movie nights, kids play area, yoga? This home was built for your lifestyle, so that you can live it comfortably. 4 bedrooms, 3 and 1/2 baths, double garage, 2346 SQFT of HOME. Come and see it for yourself!