



**317 Sunset Way
Crossfield, Alberta**

MLS # A2197073



\$675,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,845 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage, RV Access/		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Welcome to this family friendly, 2-storey home boasting over 2700 sq ft of living space located in the Sunset Heights neighbourhood in Crossfield. The main floor features vinyl plank floors, a spacious living room area with a gas fireplace, and a dining room area just off the kitchen and breakfast bar. Bright south facing windows provide sunlight year-round! Upstairs, you'll find the primary bedroom with a vaulted ceiling, a 3pc ensuite bathroom, and a large walk-in closet. Two additional bedrooms offer ample space for family or guests, plus another full bathroom. The finished basement adds even more living space with another bedroom, a 4-pc bathroom, and a very large game/rec room, perfect for a home theatre, play area, or gym. The south facing backyard provides sun throughout the year, plus an enclosed 3 season deck and space for RV/boat parking. Just across the street, a large park and playground, perfect for activities with the family. Book your showing today!