

\$659,000 - 317 Sunset Way, Crossfield

MLS® #A2197073

\$659,000

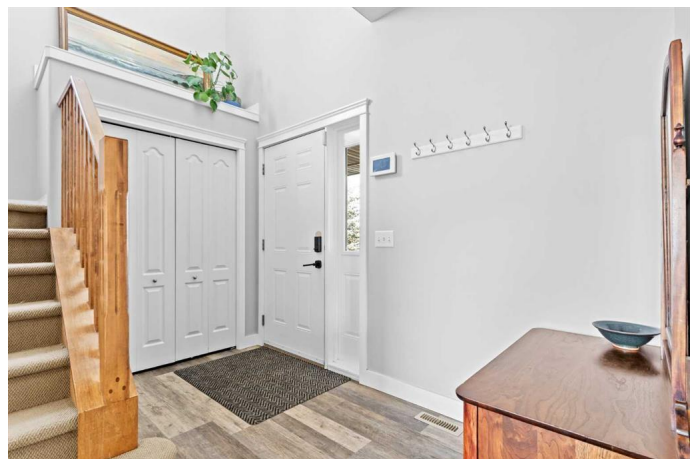
4 Bedroom, 4.00 Bathroom, 1,845 sqft

Residential on 0.15 Acres

NONE, Crossfield, Alberta

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!

Built in 2005



Essential Information

| | |
|------------|-----------|
| MLS® # | A2197073 |
| Price | \$659,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |

| | |
|----------------|-------------|
| Square Footage | 1,845 |
| Acres | 0.15 |
| Year Built | 2005 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 317 Sunset Way |
| Subdivision | NONE |
| City | Crossfield |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T0M0S0 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Heated Garage, Garage Door Opener, RV Access/Parking |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, High Ceilings, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Ceiling Fan(s) |
| Appliances | Dishwasher, Dryer, Garage Control(s), Refrigerator, Washer, Window Coverings, Electric Range, Range Hood |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Mantle |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|----------------------------|
| Exterior Features | Storage |
| Lot Description | Back Yard, Rectangular Lot |
| Roof | Asphalt Shingle |

| | |
|--------------|---------------------------------|
| Construction | Vinyl Siding, Wood Frame, Stone |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 27th, 2025 |
| Days on Market | 51 |
| Zoning | R-1A |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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