

# \$649,000 - 317 Sunset Way, Crossfield

MLS® #A2197073

**\$649,000**

4 Bedroom, 4.00 Bathroom, 1,845 sqft

Residential on 0.15 Acres

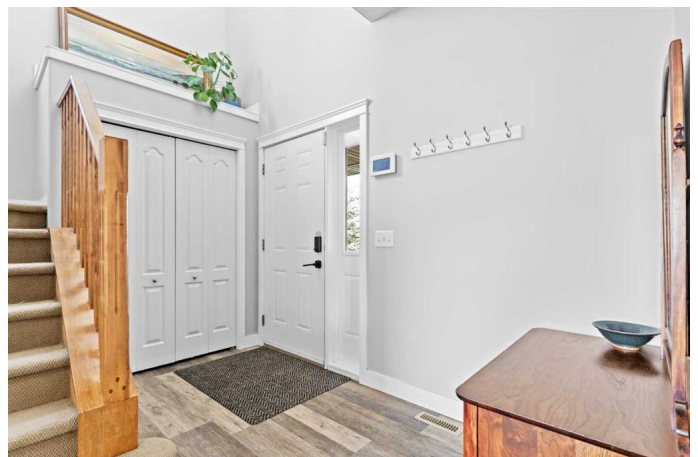
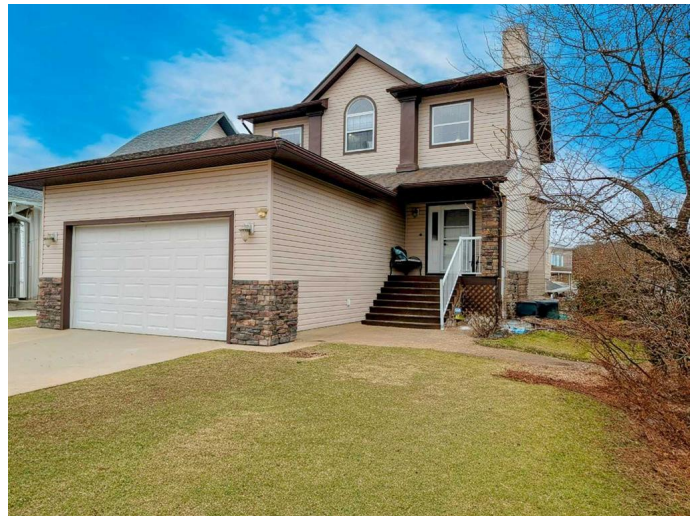
NONE, Crossfield, Alberta

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	\$649,000
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, RV Access/Parking, Garage Door Opener
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), High Ceilings, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
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	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	February 27th, 2025
Days on Market	83
Zoning	R-1A

**Listing Details**

Listing Office	CIR Realty
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