

# \$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, Garage Door Opener, Heated Garage, RV Access/Parking |
| # 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 | 54                  |
| Zoning         | R-1A                |

### **Listing Details**

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

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