

# \$639,000 - 317 Sunset Way, Crossfield

MLS® #A2197073

**\$639,000**

4 Bedroom, 4.00 Bathroom, 1,845 sqft

Residential on 0.15 Acres

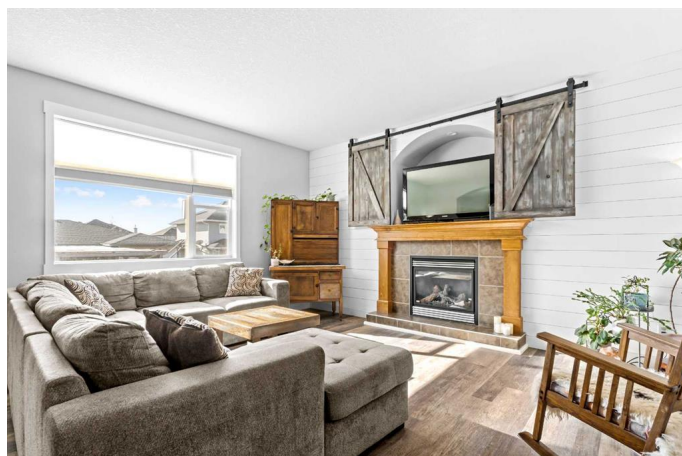
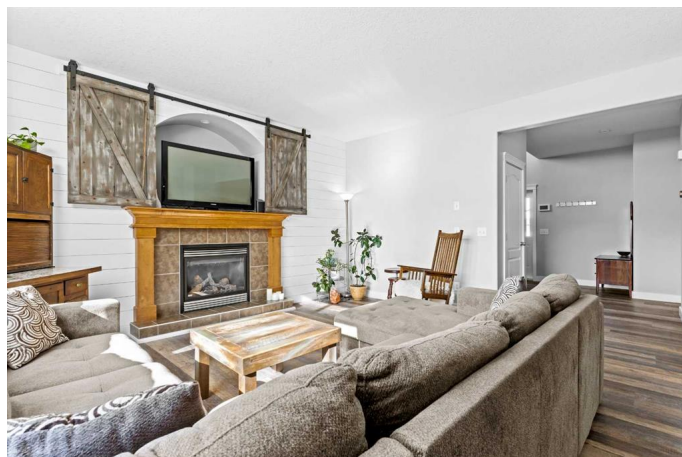
NONE, Crossfield, Alberta

Welcome to this family friendly, 4 bedroom, 4 bathroom home boasting over 2700 sq ft of living space located in Crossfield. The main level 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. 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 4pc bathroom. The finished basement adds even more living space with a 4th bedroom, a 4-pc bath, 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. As a bonus, this property comes with RV 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	\$639,000
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	High Ceilings, Open Floorplan, Breakfast Bar, Ceiling Fan(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Electric Range, Garage Control(s), Range Hood, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Full, Finished

### **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                112  
Zoning                              R-1A

**Listing Details**

Listing Office                    CIR Realty

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