



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**145 Sunset Heights
Crossfield, Alberta**

MLS # A2291051



\$629,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,408 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Heated Garage, Insulated, Oversized, Se		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Level, Private, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Pergola		

Are you looking to escape the hectic pace of city living?? Then welcome to this exceptional & fully updated 4 bed/3 bed bungalow, on an expansive lot, just steps to a playground & green space, and with RV parking in the family friendly community of Crossfield! The front steps & stunning solid wood front door set the standard for this fabulous home. Upon entering, you'll appreciate the barn doors on the front closet, the beautiful commercial grade laminate flooring & soaring vaulted ceiling of the main floor. The expansive open concept living area features a perfect dining area for large family gatherings, a comfortable living room with stone fronted gas fireplace and stunning chef's kitchen featuring beautiful sage coloured cabinetry, quartz countertops, gas range, large island & coffee bar area. The serene primary suite features bright sunny windows & relaxing gas fireplace. The well appointed 4 pc ensuite features a good sized vanity, soaker tub & large glass shower. Two additional bedrooms & 3 pc bath featuring a claw foot tub complete the main floor. In the lower level you'll find all the space for entertaining. Featuring a large family room area with a stone front gas fireplace, a generous games/workout space, a large wet bar with bar fridge, a large bedroom, 4 pc bath and separate laundry room. Outside is where the magic happens. Featuring a large upper deck, a second lower deck w/pergola for relaxing, a side yard with plenty of room for RV parking & a ton of grassy space for kids & fur babies alike to run and play. Crossfield is the ideal small town with schools all levels of schools, shops & restaurants, and is an easy 15 min drive to Airdrie, 25 min to YYC International airport in Calgary, & 35 min to downtown Calgary, making commuting a breeze! Come see what a simpler small town life can offer you!

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