



**GRASSROOTS**  
REALTY GROUP

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**172 Sunset Heights  
Crossfield, Alberta**

**MLS # A2299529**



**\$665,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,878 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, No Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks		

**Inclusions:** Appliances in Suite: Stove, Washer, Dryer, Refrigerator, Dishwasher, Hood Fan

This is the perfect home whether you have a growing or large family, or looking for a great investment property. This substantially renovated home has a basement (illegal)suite with a separate entrance. It has a very unique wide open floor plan with the master bedroom on an elevated level for maximum privacy. Huge kitchen with eating nook for morning family breakfasts plus a separate dining areas for entertaining and special get togethers. 5 bedrooms total with 4 bathrooms. The fully functional (illegal)suite has all appliances including a separate laundry, two bedrooms with a separate entrance which is perfect for additional rental income. Extended family, or a live up and rent down set up. Located on a quiet street this is the perfect place to raise a family. Less than an hour from Calgary, but close to all your local amenities. Lots of parks and play grounds. Golf courses etc. A triple care garage is just a cherry on top for this stellar home. See it today!