



**GRASSROOTS**

REALTY GROUP

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**460 Sunset Link  
Crossfield, Alberta**

**MLS # A2305740**



**\$779,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,503 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Gazebo, Landscaped, No Back Lane, Standard Shaped Lot		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows

**Inclusions:** 3 TIER FOUNTAIN IN FRONT

Are you bursting at the seams in your current home? Then come and enjoy this beautiful home where no space is too small! You are welcomed by a stunning stone faced garage and a pathway that leads you to a landscaped sanctuary! The front porch offers privacy for your early morning coffees. Enter this home and there are 2 double entry closets. Gorgeous hardwood floors lead you into a large living room with a slate facing corner gas fireplace for those chilly evenings. The open concept kitchen dining area offers ample space for large gatherings. The kitchen is the heart of the home! There is a large center island with eating bar, Brazilian Granite countertops (matching throughout the house) and stainless steel appliances. The dining area is spacious enough for even the largest of tables. Easily can sit a table of 6-8. Talk about convenient! The walk through pantry lets you bring in your groceries from the garage right to the shelf! There is also a spacious 2 piece bathroom and laundry area tucked into the hallway. The upper level is where the luxury pops! Enjoy quiet nights in your family room that features 12' high ceilings. There is a lot of natural light in here! The 3 bedrooms are very spacious but the primary bedroom is an oasis of calm. Firstly, there are 2 double closets and a spacious walk in closet. No storage shortage here! The ensuite screams pamper me with separate shower stall & jetted tub! Do you need room for the kids or a pool table? The basement is a games room haven! Large open areas, 9' ceilings and room for everybody. There is a spacious bedroom here with a 4 piece bathroom! Ample storage here also. Step into the back yard and you will find an atmosphere of calm, serenity and peace. Gorgeously landscaped with beautiful foliage and trees. There is an upper level deck with privacy screens and a new lower deck with a gazebo that stays!

Pathways throughout the yard. More pictures to come. Call your favourite realtor today and book a showing! Interior photos to come soon.