



GRASSROOTS
REALTY GROUP

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**176 Sunset Heights
Crossfield, Alberta**

MLS # A2339186



\$540,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,244 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, High Ceilings, Open Floorplan, Pantry, Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-1A
Utilities:	-

Inclusions: Shed

Quiet small town living in a great community! This beautiful home offers a bright, open floor plan situated on a large, oversized lot with plenty of room to enjoy both inside and out. Featuring 3 bedrooms, vaulted ceilings, and skylights, the home is filled with natural light. The updated kitchen showcases shaker style cabinetry, soft close cabinets, stainless steel appliances, and a large centre island, making it a great space for everyday living and entertaining. The private upper level primary bedroom features a 4 piece ensuite, while the second and third bedrooms are conveniently located on the main floor. The spacious living room provides the perfect place to relax and spend time with friends and family. The unfinished basement offers excellent potential to create additional living space to suit your needs and features large windows that bring in plenty of natural light. The garage is insulated and drywalled, while the large backyard features a deck, fire pit, and plenty of extra space including room to park a large RV. ROOF AND GUTTERS JUST GOT REPLACED. If you're looking for space, comfort, and quiet small town living, this home is a must see. Book your private showing today!