



GRASSROOTS
REALTY GROUP

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**460 Sunset Link
Crossfield, Alberta**

MLS # A2347495



\$689,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,503 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Driveway, Insulated		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Gazebo, Interior Lot, Landscape		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	3 TIER FOUNTAIN IN FRONT YARD		

Are you tired of living in the city, the crowded neighborhoods, busy streets? Come out to Crossfield and enjoy small town living at its finest! This home is an amazing blend of privacy yet you can enjoy all of the views. Enjoy the privacy of your secluded backyard. This home has room for everybody! The main floor welcomes you with an open concept livingroom, kitchen and spacious dining area. The kitchen features dark wood cabinets, granite countertops, and an island with a breakfast bar. There are ample cabinets in the kitchen with a large walk through (to the garage entry) pantry. Your dining area offers ample room for that large dining table. The upper level is focused on family and comfort. The bonus room is designed for comfort and privacy. The primary bedroom is definitely a sanctuary. Spacious with ample closet space and a gorgeous west facing view of the mountains. The ensuite spoils you with a glass shower stall, jetted tub and plenty of cabinet space. The other 2 bedrooms are spacious with double closets. The basement of this home offers another bedroom, a family room and a large flex area for what ever your heart desires. The garage is over sized so there is a lot of room for all of your treasures. Impressive home inside and out!