



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

164 SUNSET Heights
Crossfield, Alberta

MLS # A2348739



\$549,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,230 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Lawn, No Back Lane, No Neighbours Behind		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	26-28-1-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1A
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Phone
Features:	Breakfast Bar, Chandelier, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Venetian Blinds, 1 Garage Control, Central Vac Rough-in, In-Floor Heat in basement		

WELCOME to this COMPLETELY RENOVATED + MOVE-IN READY BI-LEVEL in CROSSFIELD, offering 2,247 SQ. FT. OF DEVELOPED LIVING SPACE, 5 LARGE BEDROOMS, 3 FULL BATHROOMS, a DOUBLE ATTACHED GARAGE + an EXPANSIVE 6,810 SQ. FT. PIE-SHAPED LOT w/NO NEIGHBOURS BEHIND!!! Renovated THROUGHOUT to create a LIKE-NEW feel, this home combines fresh modern finishes w/major upgrades incl. a NEW ROOF, NEW QUARTZ COUNTERTOPS, ALL NEWER APPLIANCES + IN-FLOOR HEAT THROUGHOUT THE ENTIRE BASEMENT - TALK ABOUT VALUE FOR YOUR \$\$\$!!! A welcoming FRONT PORCH leads into the bright FOYER, where a decorative glass front door, soaring ceiling + oversized windows create an impressive arrival. The refreshed staircase w/crisp WHITE MILLWORK + contrasting BLACK METAL RAILINGS leads into the OPEN FLOORPLAN. The spacious LIVING ROOM is filled w/natural light + room to gather or unwind, while a STATEMENT CHANDELIER + BUILT-IN FLOATING SHELVES add character. NEW FLOORING + FRESH NEUTRAL PAINT to complete the polished feel. The COMPLETELY RENOVATED EAT-IN KITCHEN makes a statement w/WHITE + contrasting GREY CABINETRY, QUARTZ COUNTERTOPS, a CLEAN WHITE TILE BACKSPLASH + dramatic BLACK SLATTED FEATURE WALL. An OVERSIZED ISLAND delivers incredible prep + entertaining space, feat. an undermount sink w/BLACK FAUCET, drawer storage + extended seating. FULL-HEIGHT CABINETRY provides exceptional storage, while BLACK PENDANT + recessed lighting complete the modern look. ALL NEWER APPLIANCES incl. REFRIGERATOR, ELECTRIC STOVE, DISHWASHER, MICROWAVE + WINE FRIDGE!!! The adjoining dining area is wrapped in windows for family

dinners + morning coffee. The spacious PRIMARY RETREAT offers FRESH CARPET, updated lighting + a WALK-IN CLOSET w/BUILT-IN SHELVING. The 4-PC ENSUITE feat. a separate GLASS-ENCLOSED SHOWER, SOAKER TUB + large vanity. A generous 2nd Bedroom + another FULL 4-PC BATHROOM complete the main level. Downstairs, the FULLY FINISHED BASEMENT is made even better with 9ft CEILINGS + IN-FLOOR HEATING THROUGHOUT!!! A large FAMILY ROOM is ready for movie nights + games, while the 3rd, 4th, + 5th BEDROOMS provide incredible flexibility for a growing family, guests + home offices. Another 4-PC BATHROOM + oversized LAUNDRY ROOM w/NEWER WASHER + DRYER add everyday function. The home also offers ROUGH-IN FOR CENTRAL VACUUM + NEWER HOT WATER TANK. Outside, enjoy the HUGE PIE-SHAPED + COMPLETELY FENCED BACKYARD w/NO NEIGHBOURS DIRECTLY BEHIND!!! A LARGE MULTI-LEVEL WOOD DECK w/custom privacy screening provides plenty of room for BBQs, dining + summer entertaining. The generous lawn, MATURE TREES adding space + privacy. Located in a QUIET CROSSFIELD NEIGHBOURHOOD within WALKING DISTANCE TO SCHOOL + SHOPPING, plus nearby PARKS + PLAYGROUNDS, this is the kind of home where you can simply unpack + enjoy. COMPLETELY RENOVATED, NEW ROOF, ALL NEWER APPLIANCES, 5 LARGE BEDROOMS + OVER 2,200 SQ. FT. DEVELOPED—THE WORK HAS BEEN DONE. MOVE IN + MAKE IT YOURS!!!