



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**108 SUNSET Heights, Crossfield T0M 0S0**

MLS® #: **A2167296**      Area: **NONE**      Listing Date: **09/19/24**      List Price: **\$629,000**  
 Status: **Active**      County: **Rocky View County**      Change: **-\$11k, 23-Oct**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Crossfield**  
 Year Built: **2004**  
Lot Information  
 Lot Sz Ar: **6,820 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,278**  
 Low Sqft:  
 Ttl Sqft: **1,278**

DOM

**64**  
Layout  
 Beds: **4 (2 2 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bi-Level**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Few Trees,Lawn,No Neighbours Behind,Landscaped,Level,Rectangular Lot**  
 Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,Fire Pit**

Construction: **Brick,Vinyl Siding**  
 Flooring: **Carpet,Hardwood,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**  
 Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Chandelier,Closet Organizers,Double Vanity,French Door,High Ceilings,Jetted Tub,Kitchen Island,Pantry,See Remarks,Soaking Tub,Storage,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	6`6" x 7`3"	Living Room	Main	17`4" x 12`2"
Kitchen	Main	13`2" x 11`10"	Dining Room	Main	7`8" x 13`3"
Pantry	Main	3`9" x 3`9"	Bedroom	Main	10`11" x 11`11"
4pc Bathroom	Main	8`0" x 5`0"	Bedroom - Primary	Main	12`11" x 14`8"
Walk-In Closet	Main	5`2" x 5`8"	5pc Ensuite bath	Main	10`3" x 8`5"
Game Room	Basement	35`9" x 19`0"	Bedroom	Basement	11`4" x 9`10"

3pc Bathroom  
Bedroom

Basement  
Basement

11`3" x 4`10"  
11`4" x 8`9"

Laundry

Basement

9`0" x 7`9"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1A**

**0213149**

Remarks

Pub Rmks:

**Open House Sat. Sept. 28th 2:00 - 4:00. Welcome to this gem of a property in the sought-after neighborhood of Sunset Heights in Crossfield. This place will check all of the boxes for so many different types of buyers. A lovely 4-bedroom family home which is perfect for those looking for unmatched parking in a town setting. You will find an awesome over-sized heated attached garage as well as a MASSIVE parking pad that runs the length of the house and front yard. So much opportunity with access from the front street. Located steps away from a stellar park and playground and backing onto greenspace makes for an exceptional position within this well thought-out community. Upon entering you are greeted by the soaring vaulted ceilings and beautiful, durable flooring (maple hardwood, slate tiles and carpet) that lead to the well maintained eat-in kitchen with glass doors out to the phenomenal raised deck and well-appointed, well treed back yard. Beautiful, low maintenance landscaping adds to the appeal of this small-town charmer. The primary bedroom is complete with a huge 5-piece ensuite (tub and stand-alone shower) and walk-in closet. The 2nd bedroom can serve as a home office and is located close to the main bathroom. Head downstairs to the wide open recreation space with a welcoming gas fireplace and bright windows. The 2 lower-level bedrooms are a great size and share a 4-piece bathroom. The basement development also features cozy carpeting and rough-in for in-floor heating. This home is well kept with neutral tones and shows extremely well. Crossfield is growing intentionally and offers wonderful schools, businesses, agricultural and recreation facilities, dining and shopping with easy access to Airdrie (15 mins), Calgary (25mins to YYC), Cochrane (40 mins) and Banff (90 mins) and super proximity to the Highway 2 while being peaceful and practical!**

Inclusions:  
Property Listed By:

na  
**eXp Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











