



THE
A-TEAM

**RE/MAX
FIRST**

464 SUNSET LINK , Crossfield T0M 0S0

MLS®#: **A2173814** Area: **NONE** Listing **10/17/24** List Price: **\$765,000**
 Status: **Active** County: **Rocky View County** Date: Change: **-\$14k, 25-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Crossfield** Finished Floor Area
 Year Built: **2005** Abv Sqft: **2,394**
 Lot Information Low Sqft:
 Lot Sz Ar: **6,350 sqft** Ttl Sqft: **2,394**
 Lot Shape:

DOM

65
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **5**
 Garage Sz: **2**

Access:

Lot Feat: **Rectangular Lot,Views**
 Park Feat: **Double Garage Attached,Driveway,On Street**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Stucco,Wood Frame**
 Heating: **Forced Air**
 Sewer: Flooring: **Carpet,Ceramic Tile,Hardwood**
 Ext Feat: **Other** Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Oven,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Jetted Tub,Kitchen Island,Open Floorplan,Pantry,See Remarks,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`0" x 8`0"	Foyer	Main	11`9" x 10`4"
Living Room	Main	18`0" x 10`1"	Kitchen	Main	14`3" x 11`0"
Dining Room	Main	8`0" x 13`0"	Pantry	Main	8`10" x 4`2"
Laundry	Main	7`4" x 5`9"	2pc Bathroom	Main	4`3" x 5`0"
Bonus Room	Upper	15`0" x 14`0"	Bedroom	Upper	13`5" x 11`2"
4pc Bathroom	Upper	4`10" x 8`9"	Bedroom	Upper	11`1" x 13`0"
Bedroom - Primary	Upper	17`4" x 13`10"	4pc Ensuite bath	Upper	6`10" x 16`1"

Walk-In Closet
4pc Bathroom
Bedroom

Upper
Basement
Basement

8`1" x 4`7"
5`1" x 9`6"
9`10" x 11`7"

Game Room
Family Room
Furnace/Utility Room

Basement
Basement
Basement

9`10" x 13`8"
18`4" x 19`7"
14`0" x 10`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0413059

Zoning:
R-1

Remarks

Pub Rmks:

Just 40 minutes from Calgary, perfect for commuting! This home has everything you need to make memories that will last a lifetime! And just in time for the holiday season, too. Enjoy this beautiful open kitchen and luminous dining area, with it's own private view of the mountains. You will love cooking and entertaining with all this incredible space for your whole family to gather. (Not too mention the three sided fireplace and sizeable living room.) Afterwards, watch the sunset over the mountains right from your king sized bed in the commodious primary bedroom, which has an ensuite featuring a jetted tub and walk in closet. Not enough? No worries, check out the bonus room- a large space for whatever your family needs. Movie nights, kids play area, yoga? This home was built for your lifestyle, so that you can live it comfortably. 4 bedrooms, 3 and 1/2 baths, double garage, 2346 SQFT of HOME. Come and see it for yourself!

Inclusions:
Property Listed By:

n/a
Royal Lepage Wildrose Real Estate-Didsbury

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







