



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**317 SUNSET Way, Crossfield T0M0S0**

MLS®#: **A2197073**      Area: **NONE**      Listing Date: **02/27/25**      List Price: **\$675,000**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Crossfield**  
 Year Built: **2005**  
Lot Information  
 Lot Sz Ar: **6,600 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,845**  
 Low Sqft:  
 Ttl Sqft: **1,845**

DOM

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

Parking

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

Access:

Lot Feat: **Back Yard,Rectangular Lot**  
 Park Feat: **Double Garage Attached,Garage Door Opener,Heated Garage,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Storage**

Construction: **Stone,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Laminate,Linoleum,Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,Ceiling Fan(s),High Ceilings,Open Floorplan,Storage,Vaulted Ceiling(s),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>
			Legal/Tax/Financial		

Title: **Fee Simple**      Zoning: **R-1A**  
 Legal Desc: **0213149**

Remarks

Pub Rmks: **Welcome to this family friendly, 2-storey home boasting over 2700 sq ft of living space located in the Sunset Heights neighbourhood in Crossfield. The main floor**

features vinyl plank floors, a spacious living room area with a gas fireplace, and a dining room area just off the kitchen and breakfast bar. Bright south facing windows provide sunlight year-round! Upstairs, you'll find the primary bedroom with a vaulted ceiling, a 3pc ensuite bathroom, and a large walk-in closet. Two additional bedrooms offer ample space for family or guests, plus another full bathroom. The finished basement adds even more living space with another bedroom, a 4-pc bathroom, and a very large game/rec room, perfect for a home theatre, play area, or gym. The south facing backyard provides sun throughout the year, plus an enclosed 3 season deck and space for RV/boat parking. Just across the street, a large park and playground, perfect for activities with the family. Book your showing today!

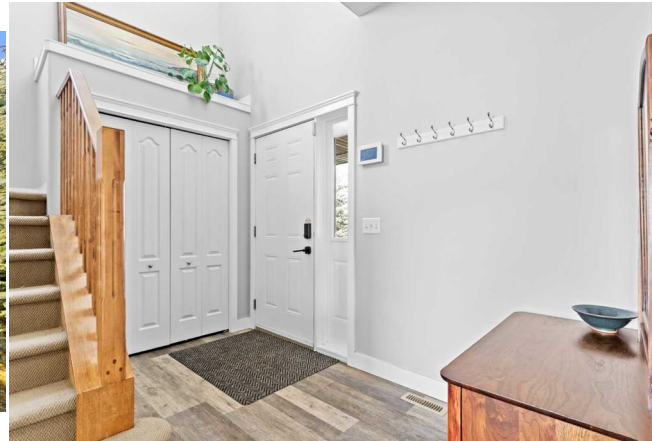
Inclusions:

N/A

Property Listed By:

CIR Realty

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









**317 Sunset Way, Crossfield, AB**

Basement (Below Grade) Exterior Area 859.22 sq ft  
Interior Area 772.31 sq ft



0 3 6 ft

PREPARED: 2023/02/08

White regions are excluded from total floor area in GLA/GDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



