

**172 Sunset Heights
Crossfield, Alberta**

MLS # A2299529



\$675,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,878 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, No Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: Appliances in Suite: Stove, Washer, Dryer, Refrigerator, Dishwasher, Hood Fan

This is the perfect home whether you have a growing or large family, or looking for a great investment property. This substantially renovated home has a basement (illegal)suite with a separate entrance. It has a very unique wide open floor plan with the master bedroom on an elevated level for maximum privacy. Huge kitchen with eating nook for morning family breakfasts plus a separate dining areas for entertaining and special get togethers. 5 bedrooms total with 4 bathrooms. The fully functional (illegal)suite has all appliances including a separate laundry, two bedrooms with a separate entrance which is perfect for additional rental income. Extended family, or a live up and rent down set up. Located on a quiet street this is the perfect place to raise a family. Less than an hour from Calgary, but close to all your local amenities. Lots of parks and play grounds. Golf courses etc. A triple care garage is just a cherry on top for this stellar home. See it today!