

**472 Sunset Link
Crossfield, Alberta**

MLS # A2324153



\$700,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,142 sq.ft.	Age:	2009 (17 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Garage Door Opener, Heated Garage, Tandem, Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Many Trees, No Back Lane, No		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: TV mounts in living room, computer room and basement family room, hot tub, garage heater

Welcome to this beautifully maintained McKee Homes built two-storey that perfectly blends elegance, functionality, and outdoor living. Situated on a quiet street in the thriving community of Crossfield, this impressive home offers exceptional space for families, professionals, and those who love to entertain—all while enjoying peaceful prairie views from your own backyard. From the moment you arrive, you'll appreciate the outstanding curb appeal, triple attached garage, and meticulously landscaped yard. Step inside to a soaring two-storey foyer featuring a stunning curved staircase that creates a grand first impression which pairs nicely with the 9 foot ceilings on the main floor! The thoughtfully designed main floor offers both versatility and comfort with freshly refinished maple hardwood flooring. A bright front den is perfect as a formal sitting room, playroom, or additional family space, while the dedicated main floor office with French doors provides an ideal work-from-home setup. The spacious living room is highlighted by a striking gas fireplace with sleek tile surround and oversized windows that fill the home with natural light. The heart of the home is the beautifully appointed kitchen featuring rich cabinetry, granite countertops, stainless steel appliances (Electrolux stove and GE Cafe dishwasher), a large eating bar with seating, abundant cabinet space, and a walk-in pantry. The kitchen opens directly onto the covered rear deck, creating effortless indoor-outdoor living and making entertaining a breeze. Convenience continues with a spacious main floor laundry room complete with additional storage and a convenient powder room. Upstairs, you'll find an impressive primary retreat with plenty of room for king-sized furniture and features a spa-inspired ensuite complete with dual granite vanities, a relaxing soaker tub, separate shower, and walk-in

closet. Two additional bedrooms provide comfortable accommodations for family or guests. Step outside and discover your own private backyard retreat. The covered deck offers a cozy outdoor living room complete with a gas line for a bbq or fire table, privacy screening and the built-in hot tub creates the perfect place to unwind year-round and enjoy your mountain views! The fully fenced and landscaped yard provides space for children, pets, gardening, or simply enjoying Alberta's beautiful evenings. RECENT UPGRADES (2021) include: new fence, new basement carpet water softener, garage heater, garage painted, blinds installed, built-in vacuums, reverse osmosis for drinking water. And the roof was done in the summer if 2021 by the previous owner. Located just minutes north of Calgary, Crossfield offers the perfect balance of small-town living with easy access to city amenities. Enjoy nearby parks, schools, walking paths, recreation facilities, local shops, and a welcoming community atmosphere while still being within commuting distance of Calgary and Airdrie.