



GRASSROOTS
REALTY GROUP

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**109 Amery Crescent
Crossfield, Alberta**

MLS # A2225974



\$599,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,417 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Quartz Counters		

Inclusions: Kinetico water system, TV and bracket in living room, fridge in basement, all cabinets and shelves in garage, cedar planters in back yard, storage shed

Welcome to this stunning McKee-built bungalow, offering over 1,400 sq ft of thoughtfully designed main floor living space, combined with a partially finished basement that's ready for your personal touch. Situated in a quiet, family-friendly neighbourhood, this quality-built home blends comfort, craftsmanship, and style in one exceptional package. Step inside to experience the grandeur of 10' ceilings, adding a sense of openness and sophistication throughout the main level. The heart of the home is the custom kitchen, featuring painted cabinetry, stainless steel appliances including a gas stove, a show-stopping custom hood fan, and warm wood shelves that coordinate beautifully with the matching eating bar at the island. A walk-through pantry adds convenience and extra storage. The open-concept living room is bright and welcoming, anchored by a cozy gas fireplace, while the dining area includes a transom window for added natural light. Engineered hand-scraped hardwood flooring and quartz countertops elevate the finishings throughout. This home offers two spacious bedrooms and two full bathrooms on the main floor, including a primary suite designed for relaxation. The primary bedroom easily accommodates large furniture and features a 5-piece ensuite with a double vanity, soaker tub, separate shower, and a walk-in closet. Enjoy the convenience of main floor laundry, a front-attached garage outfitted with a Gladiator organization system, and great curb appeal that makes a lasting first impression. The backyard is fully landscaped and fenced, backing onto a rear lane for added privacy—a perfect place to unwind. The basement is partially finished, with Dricore subflooring, luxury vinyl plank flooring, and drywall already in place, making it easy to complete with your finishing touches. Additional highlights include a Kinetico water system,

invisible screens on the front and back doors, and the peace of mind that comes with owning a well-constructed McKee home. This is a rare opportunity to own a high-quality bungalow in a serene setting. Don't miss your chance—book your showing today!