



GRASSROOTS
REALTY GROUP

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**141 Amery Crescent
Crossfield, Alberta**

MLS # A2233981



\$725,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,376 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	3
Garage:	220 Volt Wiring, Double Garage Attached, Off Street, Tandem		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Storage, Wet Bar		

Inclusions: 2 additional sets of vacuum attachments, Garden Barrel

RELOCATE TO ALBERTA IN STYLE! With the big city at your fingertips, mountain views in the distance. Step into luxury and ease with this EXECUTIVE BUNGALOW BACKING ONTO AMERY PARK, where every detail has been thoughtfully designed. With 3 BEDROOMS and 3 FULL BATHROOMS, this home blends sophistication with comfort in a way that feels both grand and inviting. The heart of the home is a CHEF'S KITCHEN, featuring GRANITE COUNTERTOPS (granite counter tops throughout the home), a CORNER PANTRY, GAS STOVE, and a LARGE ISLAND with endless storage. WALLS OF WINDOWS fill the OPEN-CONCEPT living area with NATURAL LIGHT, seamlessly connecting to your CUSTOM 3-SEASON SUNROOM. From here, watch the park transform with the seasons and take in BREATHTAKING SUNSETS that feel like your own private show. Step onto the ADDITIONAL DECK - perfectly placed for summer barbecues - and enjoy LOW-MAINTENANCE landscaped yard with IRRIGATION and hidden STORAGE beneath the deck. The PRIMARY room offers a WALK IN CLOSET that won't disappoint, while a second main-level bedroom is perfect for an OFFICE or extra bedroom. Convenient MAIN FLOOR LAUNDRY and A/C are extra bonuses. DO YOU HAVE FAMILY OR GUESTS WHO STAY FOR EXTENDED PERIODS? Downstairs tells its own story - a retreat designed for comfort and versatility. A spacious FAMILY ROOM with an electric FIREPLACE, a WET BAR that rivals full kitchens, and an EXTRA-LARGE BEDROOM with its OWN FULL BATHROOM make this level ideal for extended family, weekend guests or as a teenager's haven. A massive UTILITY ROOM with built in-shelving ensures storage is never an issue. Practical luxury continues with a HEATED DOUBLE TANDEM GARAGE, HOT/COLD WATER, CENTRAL

VACUUM (separate attachments for upstairs, downstairs and garage), and an EXTRA-WIDE DRIVEWAY. And then there's the location. Crossfield is where small-town charm meets convenience - with parks, walking paths, and the locally famous Donut Man cafe (worth the highway stop every time!) All just 15 minutes to Airdrie and 30 minutes to Calgary's inner city. This home isn't just a place to live - it's a lifestyle designed for EMPTY NESTERS, RETIREES, or SMALL FAMILIES who value comfort, function, and beauty in every detail. Your new beginning in Crossfield awaits.