



**GRASSROOTS**  
REALTY GROUP

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**29 Amery Crescent  
Crossfield, Alberta**

**MLS # A2246466**



**\$505,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,240 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt	<b>Zoning:</b>	R-1C
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Exterior Shed

Welcome to 29 Amery Crescent, nestled on a quiet, tree-lined street in the popular Vista Crossing community of Crossfield. This two-storey charmer is the perfect blend of comfort and function, located in a small-town setting where young families and long-time locals create a warm, welcoming vibe. Out front, a charming nearly 200 sq ft covered veranda sets the tone for neighbourly chats and morning coffee. Inside, you'll find an open-concept main floor featuring BRAND-NEW LUXURY VINYL PLANK FLOORING, a GAS FIREPLACE in the cozy living room, and a stylish kitchen with QUARTZ COUNTERTOPS, white shaker cabinets, and stainless steel appliances, including a BRAND-NEW FRIDGE. A rear mud room adds convenience, and the overall layout is perfect for entertaining or everyday family life. Upstairs offers a thoughtful layout with a primary bedroom featuring a WALK-IN CLOSET and 4-piece ensuite, two additional bedrooms, and a second full bathroom. The HUNTER DOUGLAS BLINDS throughout add a stylish touch and provide excellent light control and privacy. The basement is unfinished with a bathroom rough-in and two large windows, giving you room to grow or customize. Step outside to a NEW REAR DECK and freshly landscaped MASSIVE BACKYARD—perfect for BBQs, backyard games, or just relaxing. A NEW EXTERIOR SHED adds convenient storage, and the rear concrete garage foundation is ready for your future double-car garage or RV parking. Vista Crossing offers over 47km of scenic walking trails, 20 acres of green space, 5 acres of protected wetlands, playgrounds, sports fields, and even a community garden—an ideal setting for families and outdoor enthusiasts. Located just 30 minutes from Calgary and 10 minutes from Airdrie, it offers peaceful small-town living with quick access to

city amenities. Book your private showing today!