



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**109 Amery Crescent
Crossfield, Alberta**

MLS # A2263366



\$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, Garage Door Opener, Insulated		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, 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, High Ceilings, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

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 a home where thoughtful craftsmanship, timeless finishes, and intelligent design come together in perfect harmony. Located in a peaceful, family-friendly neighbourhood, this stunning McKee-built bungalow offers over 1,400 sq ft of main floor living and a partially finished basement that's already prepped with drywall, luxury vinyl plank flooring, and Dricore subflooring—ready for your finishing touches. Step inside and be greeted by soaring 10' ceilings and engineered hand-scraped hardwood floors that create an instant sense of space and elegance. The custom kitchen is truly the heart of this home, featuring painted cabinetry, quartz countertops, a gas stove with a showpiece custom hood fan, built-in wood shelving, and a matching island eating bar. A walk-through pantry offers ample storage and everyday convenience. The open-concept living room includes a cozy gas fireplace and bright windows that flood the space with natural light, while the dining area is accented with a transom window for added architectural interest. With two spacious bedrooms and two full bathrooms on the main floor, this home is equally ideal for growing families or downsizers looking for one-level living. The primary bedroom is a peaceful retreat that easily accommodates king-sized furniture and includes a luxurious 5-piece ensuite complete with double vanity, soaker tub, separate shower, and a generous walk-in closet. A dedicated main floor laundry room adds convenience, and the front-attached garage comes outfitted with a high-end Gladiator organization system—ideal for anyone who appreciates a tidy space. Step outside to a beautifully landscaped and fenced backyard that backs onto a rear lane, offering extra privacy and versatility. Invisible screens on the front and back doors allow you to enjoy fresh air without the bugs, and a Kinetico water system

adds another level of comfort and quality. This is a rare opportunity to own a well-built, move-in-ready bungalow by one of the most trusted local builders. Whether you're relaxing at home or entertaining guests, this property offers the lifestyle you've been dreaming of. Don't wait—book your private showing today and make this stunning bungalow your next home!