



**GRASSROOTS**  
REALTY GROUP

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**141 Amery Crescent  
Crossfield, Alberta**

**MLS # A2276382**



**\$699,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,385 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), Low Maintenance		

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

**Inclusions:** 2 additional sets of vacuum attachments. Alarm system

Immaculate, upgraded, and built by McKee Homes &mdash; this beautifully maintained bungalow is the kind of home that feels calm the moment you walk in. The main floor offers 9' ceilings, a bright, light-and-airy vibe, and walls of windows that pull in the sunshine all day long. At the heart of the home is a stunning kitchen with quartz countertops, a gas stove, and a huge island that makes everyday life (and entertaining) feel effortless. You'll also love the upgraded lighting, custom window coverings, main floor laundry, and two truly generous bedrooms &mdash; including a primary retreat with a massive walk-in closet (seriously&hellip; it's the size of a bedroom).Downstairs, the fully developed basement adds incredible flexibility with a second living space, a cozy fireplace, and a kitchenette&mdash;perfect for guests, teens, movie nights, or hosting family without feeling on top of each other. Outside is where this home really shines: enjoy a professionally installed sunroom, a deck with a gas line for your BBQ or fire table, and a west-facing backyard with extensive landscaping, mature trees, and professionally done curbing. Best of all, you back directly onto a park with a skating rink and fire pit area&mdash;a built-in lifestyle for family gatherings, weekend fun, and evening walks. Topping it all off is the oversized heated tandem garage with hot & cold water, tons of storage, an extra-wide driveway, plus central A/C, central vacuum with three hoses, and Gemstone lights for year-round curb appeal. If you've been waiting for a bungalow that's clean, upgraded, and designed for real life &mdash; in a quiet location with an unbeatable backyard setting &mdash; this one is a must-see.