



GRASSROOTS
REALTY GROUP

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**125 Amery Crescent
Crossfield, Alberta**

MLS # A2283601



\$599,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,297 sq.ft.	Age:	2021 (5 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-

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

Inclusions: Fire Table

Welcome to 125 Amery Crescent - an immaculate modern bungalow in the sought-after Vista Crossing neighbourhood of Crossfield with quick access to Airdrie and Calgary. This beautifully designed home offers a comfortable and thoughtful design, perfect for both everyday living and entertaining. Showing like-new throughout, this stunning move-in ready home is beautiful both inside and out with professional landscaping completing the west-facing backyard. Stepping inside, you'll be greeted by an open-concept layout that seamlessly connects the main living areas with soaring ceilings and a bright living space all year round. Large windows flood the space with natural light, highlighting the bright and airy feel throughout. The timeless kitchen is complete with grey shaker cabinetry and white quartz countertops with a large central island that provides additional seating space. The kitchen opens to the main living room and dining areas - creating the perfect space for everyday living and entertaining. A central fireplace with TV hook-ups anchors the main living area with a wall of windows and patio doors opening to the west-facing backyard. The spacious primary suite is a true retreat, complete with a luxurious four-piece ensuite including dual sinks with endless storage space and a walk-in shower with tile complete to the 10' ceilings. Completing the primary suite is a generous walk-in closet. A second well-sized bedroom spanning ~10'x12' and a full bathroom with soaker tub, as well as a laundry room complete the main level. Thoughtful details and warm neutral tones give the home a welcoming sense of elegance and provide the perfect single-level living space. The expansive basement is complete with bathroom rough-in and provides ample space for a future recreation room, bedroom, bathroom and storage area. Completing the home is a double attached

garage that is fully drywalled with a finished floor - ensuring a clean and seamless living space throughout the entire home. Outdoors, enjoy a sunny west-facing yard perfect for summer barbecues or quiet evenings under the sky. The professionally landscaped exterior features a stone patio that spans the width of the property and overlooks the backyard with lighting features, 4-zone irrigation and a beautiful front entryway with flowering shrubs - offering a fully complete exterior. If the summer heat becomes too hot, the central A/C will keep you comfortable all summer long. This move-in ready home is immaculate both inside and out - presenting the perfect bungalow for those looking to downsize without compromise in quiet and charming Crossfield. *Virtual tour available upon request.