



GRASSROOTS
REALTY GROUP

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**137 Amery Crest
Crossfield, Alberta**

MLS # A2284208



\$619,500

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,941 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, No Neighbour		

Heating:	High Efficiency, Forced Air, Natural Gas
Floors:	Carpet, Laminate, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, Pantry, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1-B
Utilities:	-

Inclusions: Outdoor Pergola with manual privacy shade, shed, Garage ceiling rack and tire rack.

Welcome to this beautifully Crafted McKee Home, perfectly situated in a peaceful neighbourhood with a backyard that opens directly onto a beautiful park. Offering the ideal blend of comfort and convenience, this home features a spacious open-concept layout, large windows that bring in plenty of natural light, and views of the green space behind. With 3 bedrooms and 2.5 bathrooms, this home is perfect for families looking for extra space. The modern kitchen boasts features like quartz countertops, stainless steel appliances, and a large island, while the cozy living area with a fireplace creates the perfect place to unwind. Upstairs, you'll find generously sized bedrooms, including a primary suite with a walk-in closet and ensuite. Step outside to your private backyard oasis, where you can enjoy morning coffee while taking in the park views. With access to walking trails, playgrounds, and green space, this location is perfect for outdoor enthusiasts and families alike. Located just minutes from schools, shops, and essential amenities, this home offers small town charm with easy access to Airdrie and Calgary. Don't miss out on this rare opportunity schedule your private showing today!