# \$725,000 - 141 Amery Crescent, Crossfield

MLS® #A2233981

# \$725,000

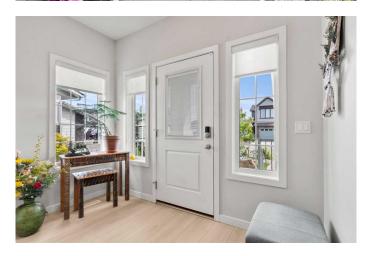
3 Bedroom, 3.00 Bathroom, 1,376 sqft Residential on 0.12 Acres

NONE, Crossfield, Alberta

RELOCATE TO ALBERTA IN STYLE! With the big city at your fingertips, mountain views in the distance. Step into luxury and ease with this EXECUTIVE BUNGALOW BACKING ONTO AMERY PARK, where every detail has been thoughtfully designed. With 3 BEDROOMS and 3 FULL BATHROOMS, this home blends sophistication with comfort in a way that feels both grand and inviting. The heart of the home is a CHEF'S KITCHEN, featuring GRANITE COUNTERTOPS (granite counter tops throughout the home), a CORNER PANTRY, GAS STOVE, and a LARGE ISLAND with endless storage. WALLS OF WINDOWS fill the OPEN-CONCEPT living area with NATURAL LIGHT, seamlessly connecting to your CUSTOM 3-SEASON SUNROOM. From here, watch the park transform with the seasons and take in BREATHTAKING SUNSETS that feel like your own private show. Step onto the ADDITIONAL DECK - perfectly placed for summer barbecues - and enjoy LOW-MAINTENANCE landscaped yard with IRRIGATION and hidden STORAGE beneath the deck. The PRIMARY room offers a WALK IN CLOSET that won't disappoint, while a second main-level bedroom is perfect for an OFFICE or extra bedroom. Convenient MAIN FLOOR LAUNDRY and A/C are extra bonuses. DO YOU HAVE FAMILY OR GUESTS WHO STAY FOR EXTENDED PERIODS? Downstairs tells its own story - a retreat designed for comfort and versatility. A spacious FAMILY ROOM with an electric







FIREPLACE, a WET BAR that rivals full kitchens, and an EXTRA-LARGE BEDROOM with its OWN FULL BATHROOM make this level ideal for extended family, weekend guests or as a teenager's haven. A massive UTILITY ROOM with built in-shelving ensures storage is never an issue. Practical luxury continues with a HEATED DOUBLE TANDEM GARAGE, HOT/COLD WATER, CENTRAL VACUUM (separate attachments for upstairs, downstairs and garage), and an EXTRA-WIDE DRIVEWAY. And then there's the location. Crossfield is where small-town charm meets convenience - with parks, walking paths, and the locally famous Donut Man cafe (worth the highway stop every time!) All just 15 minutes to Airdrie and 30 minutes to Calgary's inner city. This home isn't just a place to live - it's a lifestyle designed for EMPTY NESTERS, RETIREES, or SMALL FAMILIES who value comfort, function, and beauty in every detail. Your new beginning in Crossfield awaits.

Built in 2021

#### **Essential Information**

MLS® # A2233981 Price \$725,000

Bedrooms 3

Bathrooms 3.00

Full Baths 3

Square Footage 1,376
Acres 0.12
Year Built 2021

Type Residential
Sub-Type Detached
Style Bungalow

Status Active

# **Community Information**

Address 141 Amery Crescent

Subdivision NONE

City Crossfield

County Rocky View County

Province Alberta
Postal Code T0M 0S0

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached, 220 Volt Wiring, Off Street, Tandem

# of Garages 2

### Interior

Interior Features Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan,

Pantry, Storage, Wet Bar, Central Vacuum

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Microwave

Hood Fan, Refrigerator, Window Coverings, Gas Stove, Washer/Dryer,

Wine Refrigerator

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Electric, Gas, Family Room, Mantle, Recreation Room

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features BBQ gas line, Storage

Lot Description Backs on to Park/Green Space, Front Yard, Low Maintenance

Landscape, No Neighbours Behind, Fruit Trees/Shrub(s), Underground

**Sprinklers** 

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 23rd, 2025

Days on Market 129
Zoning R-1B

# **Listing Details**

# Listing Office CIR Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.