

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

MLS® #A2233981

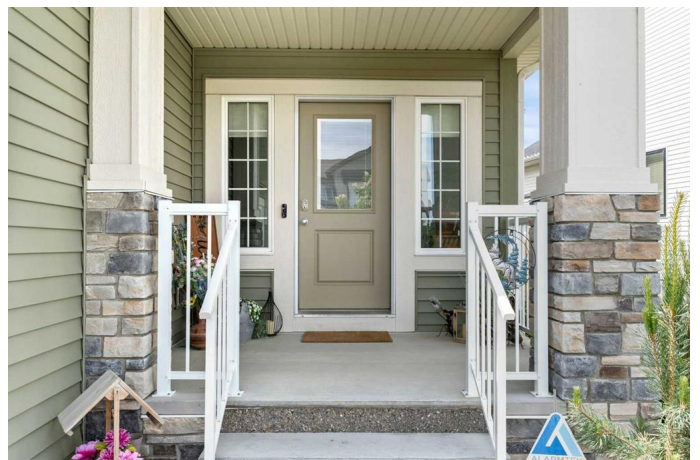
**\$725,000**

3 Bedroom, 3.00 Bathroom, 1,376 sqft

Residential on 0.12 Acres

NONE, Crossfield, Alberta

**\*\*PRICE IMPROVED\*\*** 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 a nursery, toddler room, or office. Convenient MAIN FLOOR LAUNDRY and A/C are extra bonuses. 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 teenagers, extended



family, or weekend guests. 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, Off Street, 220 Volt Wiring, Tandem
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Storage, Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Family Room, Gas, 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, Fruit Trees/Shrub(s), Low Maintenance Landscape, No Neighbours Behind, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 23rd, 2025
Days on Market	64
Zoning	R-1B

### Listing Details

Listing Office	CIR Realty
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