

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

MLS® #A2233981

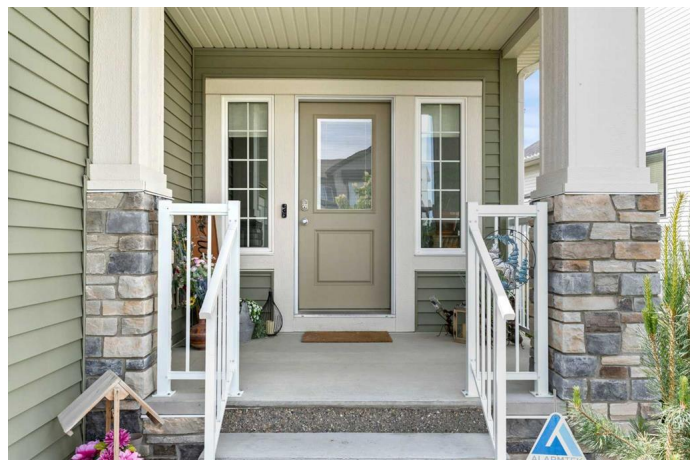
**\$725,000**

3 Bedroom, 3.00 Bathroom, 1,376 sqft

Residential on 0.12 Acres

NONE, Crossfield, Alberta

RETIRE IN STYLE! SAY GOODBYE TO THE CITY BUT KEEP IT IN CLOSE VIEW! 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
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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), Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Storage, Central Vacuum, Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Gas Stove, 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	Storage, BBQ gas line
Lot Description	Front Yard, Fruit Trees/Shrub(s), No Neighbours Behind, Backs on to Park/Green Space, Low Maintenance Landscape, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 23rd, 2025
Days on Market	79
Zoning	R-1B

### **Listing Details**

Listing Office

CIR Realty

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