# \$599,900 - 109 Amery Crescent, Crossfield

MLS® #A2225974

#### \$599,900

2 Bedroom, 2.00 Bathroom, 1,417 sqft Residential on 0.11 Acres

NONE, Crossfield, Alberta

Welcome to this stunning McKee-built bungalow, offering over 1,400 sq ft of thoughtfully designed main floor living space, combined with a partially finished basement that's ready for your personal touch. Situated in a quiet, family-friendly neighbourhood, this quality-built home blends comfort, craftsmanship, and style in one exceptional package. Step inside to experience the grandeur of 10â€<sup>™</sup> ceilings, adding a sense of openness and sophistication throughout the main level. The heart of the home is the custom kitchen, featuring painted cabinetry, stainless steel appliances including a gas stove, a show-stopping custom hood fan, and warm wood shelves that coordinate beautifully with the matching eating bar at the island. A walk-through pantry adds convenience and extra storage. The open-concept living room is bright and welcoming, anchored by a cozy gas fireplace, while the dining area includes a transom window for added natural light. Engineered hand-scraped hardwood flooring and quartz countertops elevate the finishings throughout. This home offers two spacious bedrooms and two full bathrooms on the main floor, including a primary suite designed for relaxation. The primary bedroom easily accommodates large furniture and features a 5-piece ensuite with a double vanity, soaker tub, separate shower, and a walk-in closet. Enjoy the convenience of main floor laundry, a front-attached garage outfitted with a Gladiator





organization system, and great curb appeal that makes a lasting first impression. The backyard is fully landscaped and fenced, backing onto a rear lane for added privacyâ€"a perfect place to unwind. The basement is partially finished, with Dricore subflooring, luxury vinyl plank flooring, and drywall already in place, making it easy to complete with your finishing touches. Additional highlights include a Kinetico water system, invisible screens on the front and back doors, and the peace of mind that comes with owning a well-constructed McKee home. This is a rare opportunity to own a high-quality bungalow in a serene setting. Don't miss your chanceâ€"book your showing today!

Built in 2016

#### **Essential Information**

MLS® #	A2225974
Price	\$599,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,417
Acres	0.11
Year Built	2016
Туре	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

#### **Community Information**

Address	109 Amery Crescent
Subdivision	NONE
City	Crossfield
County	Rocky View County
Province	Alberta
Postal Code	T0M0S0

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Ceiling Fan(s), Closet Organi

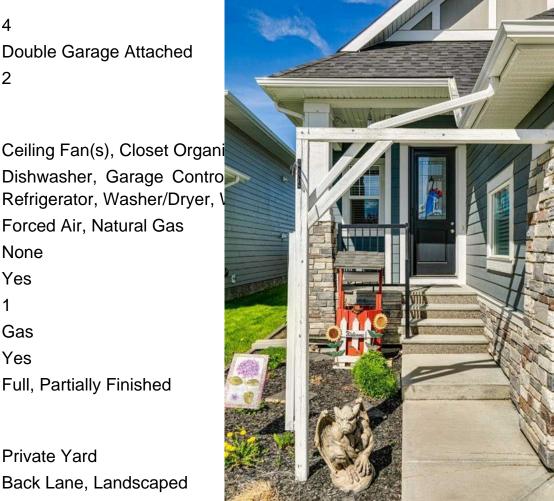
#### Interior

**Interior Features** Appliances

	Refrigerator, Washer/Dryer,
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Yard	N/A
Lot Description	Back Lane, Landscaped	
Roof	Asphalt Shingle	
Construction	Cement Fiber Board, Wood I	Frame
Foundation	Poured Concrete	



# **Additional Information**

Date Listed	May 29th, 2025
Days on Market	71
Zoning	R-1B

# **Listing Details**

Listing Office Yates Real Estate Ltd

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.