

# \$740,000 - 141 Amery Crescent, Crossfield

MLS® #A2233981

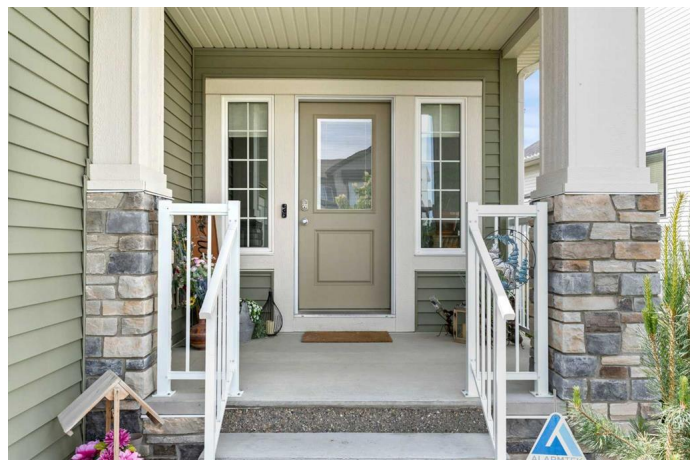
**\$740,000**

3 Bedroom, 3.00 Bathroom, 1,376 sqft

Residential on 0.12 Acres

NONE, Crossfield, Alberta

Welcome to this stunning Executive "Analog" floor plan bungalow built by McKee Homes, perfectly positioned in one of Crossfield's most desirable locations. This home blends high-end finishes, thoughtful design, and an unbeatable setting that backs onto the serene Amery Park - a community hub with benches, fire pits, a seasonal skating rink, basketball court, playground, green space, and even community garden plots. Step inside to a grand front entry and experience the open-concept layout with granite countertops throughout, stylish and resilient flooring that blends elegance with everyday comfort, a gourmet kitchen featuring a large island, gas range, and pantry. The adjacent family room with a cozy gas fireplace invites relaxing evenings and gathering alike. Two spacious bedrooms are located on the main level, including a primary suite with a dream walk-in closet. Off the kitchen, step into a luxurious 12x14 sunroom - built on pilings- a sun-drenched retreat to enjoy spring through fall. The deck features gas hook up for your BBQ or fire table and offers under-deck storage. Professionally landscaped for low-maintenance living, the yard includes full irrigation and ambient exterior lighting for added charm. The fully finished basement (developed 1.5 years ago) is a dream space for guests, teens, or extended family stays. It boasts a massive family/media room with an electric fireplace, an enviable wet bar with wine fridge, bar fridge, microwave, and



extensive cabinetry, plus a huge bedroom with another custom closet and a spacious 3 piece bath. Premium Dricore sub-flooring adds comfort and warmth. Other premium upgrades include: Central Vacuum with attachments for both the main and lower levels including the garage, Heated tandem garage with hot/cold water ideal extra space for a workshop or extra toy storage, Extra Wide Driveway for added parking. Let's not forget the central A/C keeping you cool on those hot summer days. Located just 30 minutes from Calgary's city centre and a short drive to Airdrie, Crossfield offers the best of both worlds - peaceful small-town charm with convenient urban access. Enjoy mountain views on your walks, a tight-knit community atmosphere, and space to breathe. This is more than a home - it's a lifestyle.

Built in 2021

### **Essential Information**

MLS® #	A2233981
Price	\$740,000
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	220 Volt Wiring, Double Garage Attached, Off Street, 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	57
Zoning	R-1B

### Listing Details

Listing Office	CIR Realty
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