



GRASSROOTS
REALTY GROUP

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158 Amery Crescent
Crossfield, Alberta

MLS # A2341091



\$719,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,998 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Creek/River/Stream/Pond, Low Maintenance Landscape, No Back Lane		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Tile, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-1B
Utilities:	-

Inclusions: NA

Welcome to Crossfield! This modern walk-out two-storey home offers an exceptional combination of contemporary style, thoughtful design, and an enviable location backing directly onto the canal. With approximately 1,998 sq. ft. of modern finished living space, this home features a bright and spacious open-concept layout designed for both everyday living and entertaining. The main level showcases stylish modern finishes, including vinyl flooring throughout, contemporary cabinetry, quartz countertops, and a large centre island that creates the perfect gathering space. The kitchen is well appointed with stainless steel appliances, including a gas stove, and flows seamlessly into the dining and living areas. Large windows provide plenty of natural light, while the deck offers a wonderful outdoor space to relax and take in the peaceful canal views, with remote blinds adding convenience and privacy. Upstairs you'll find three spacious bedrooms plus a versatile bonus room, providing plenty of room for the family. The generous primary bedroom features a luxurious 5-piece ensuite, creating a private retreat at the end of the day. The walk-out lower level provides excellent potential for additional living space and easy access to the backyard. Step outside to enjoy the concrete patio, upgraded vinyl fencing, and low-maintenance landscaping, creating an attractive and functional outdoor space that is easy to maintain. Completing the package is an oversized double attached garage with an extra-wide concrete driveway, offering plenty of room for vehicles, storage, and guests. A beautifully designed modern home with a fantastic canal-side setting, spacious open-concept living, and an abundance of desirable features.

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