



GRASSROOTS
REALTY GROUP

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**46 Amery Crescent
Crossfield, Alberta**

MLS # A2342637



\$624,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,779 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Side By		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	SINGLE FAMILY RESIDENTIAL
Foundation:	Poured Concrete	Utilities:	-
Features:	Walk-In Closet(s)		

Inclusions: AUTO GARAGE DOOR OPENERS AND REMOTES

NEW PRICE "VISTA CROSSING" A FORMER MODEL HOME FOR SALE , IS NOW AVAILABLE FOR A QUICK CLOSING ! THIS WELL MANICURED PROPERTY COMES WITH SEVERAL REAR YARD TREES , FRONT AND BACK LAWN S COMPLETELY FENCED FOR PRIVACY ,CHILD PLAY OR FAMILY PETS AND SAFTY.. LETS BEGIN ; in the Kitchen ALL APPLIANCES ARE INCLUDED eg : Fridge and Stove , includes a microwave and fan over the cooking Range and a Built in Bosch dish washer. Washer and Dryer , Central Air unit , . This home includes a formal living room with a mantle fireplace to warm the heart on those chilly days. The sun burst breakfast /dine room has a Glass slider to a wood deck and the private fenced yard , mature trees .The living room has a feature wall with decorative chandelier. The entrance has a large foyer with double door closet and a main floor powder room , leading into the mud room and a walk thru pantry into the Kitchen . This Kitchen has a sit down center Island with a Granite counter top and dual under counter stainless steel sink with a goose neck tap. There is overhead pot lighting to brighten the kitchen . Enjoy the bonus room on the upper level for all seasons of entertainment with your love ones and friends. The master Bedroom has a walk in closet and a full ensuite bath with a full surround soaker tub for a relaxing private moment. There is a total of 3 bedroom s up and a main 4 pc bath room comes with a medi cabinet and a full surround soaker tub . This home feature a total of 3 wash rooms. From the mud room you can access the double attached garage and the home entry from the garage . IN the garage there are auto door openers with remote controls ,includes a storage rack. This home is IN ; a move in condition state , showing gracious living in the VISTA CROSSING

NEIGHBORHOOD of Crossfield. Outside improvements includes manicured gardens ,mature trees and a lawn scape both front and back with a privacy fence . UPGRADED Concrete drive and walk way, INCLUDING concrete STEPS to a BEAUTIFUL long covered front porch entry way .