

**41 Amery Crescent  
Crossfield, Alberta**

**MLS # A2157745**



**\$500,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,255 sq.ft.	<b>Age:</b>	2017 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Street Lighting, Rectangular		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	R-1C
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Quartz Counters, Vinyl Windows		

**Inclusions:** na

Step into this stunning, nearly new feeling two-story home that welcomes you right from the start. As you approach, you'll find a charming front porch that's perfect for relaxing. Inside, the open floor plan immediately catches your eye, featuring 9-foot ceilings that create a spacious and airy feel. The kitchen is a chef's dream, with beautiful quartz countertops, rich flooring, and sleek stainless steel appliances that make cooking a joy. Just off the kitchen, there's a convenient mudroom and a stylish half-bath. Upstairs, you'll discover two cozy bedrooms along with a full bathroom. The master suite is a true retreat, offering a large walk-in closet and an ensuite bathroom for your privacy and comfort. The backyard is impressively large, providing ample space for outdoor activities, and it leads to an oversized, heated double garage, measuring 24 x 25—perfect for all your storage and workspace needs. The basement is bright with large windows and is a blank canvas, ready for you to add your personal touch.