

154 AMERY Crescent, Crossfield T0M 0S0

MLS®#: **A2149604** Area: **NONE** Listing Date: **07/18/24** List Price: **\$774,900**
 Status: **Pending** County: **Rocky View County** Change: **-\$25k, 23-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Crossfield**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **5,941 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,192**
 Low Sqft:
 Ttl Sqft: **2,192**

DOM

60
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Creek/River/Stream/Pond,Lawn,Landscaped,Views**
 Park Feat: **Heated Garage,Insulated,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Brick,Vinyl Siding**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Stone Counters,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`3" x 12`8"
Living Room	Main	13`0" x 12`10"
Entrance	Main	7`8" x 7`2"
Mud Room	Main	8`2" x 7`2"
Laundry	Upper	9`6" x 8`11"
Furnace/Utility Room	Basement	25`7" x 13`6"

Room	Level	Dimensions
Dining Room	Main	14`0" x 9`0"
Den	Main	11`8" x 9`0"
Pantry	Main	4`0" x 3`11"
Bonus Room	Upper	20`6" x 13`5"
Game Room	Basement	12`11" x 12`2"
Bedroom - Primary	Upper	13`2" x 12`11"

Walk-In Closet
Bedroom
Bedroom
5pc Ensuite bath
4pc Bathroom

Upper
Upper
Basement
Upper
Basement

9`10" x 4`10"
10`11" x 9`11"
11`7" x 9`1"

Bedroom
Bedroom
2pc Bathroom
5pc Bathroom

Upper
Basement
Main
Upper

11`11" x 9`10"
12`10" x 9`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1610985

Zoning:
R-1B

Remarks

Pub Rmks:

LAVISHLY UPGRADED | FINISHED WALKOUT BASEMENT | BACKING ONTO GREENSPACE and POND | HEATED TRIPLE CAR GARAGE | CENTRAL AIR CONDITIONING | 9' CEILINGS | GOURMET KITCHEN | FIREPLACE | LARGE UPPER DECK | ENDLESS VIEWS | MAIN FLOOR DEN/OFFICE | 5 TOTAL BEDROOMS | VAULTED BONUS ROOM | WONDERFUL LOCATION | WALK TO SCHOOL! Luxurious fully upgraded walkout backing onto the tranquil ponds! Beautiful curb appeal with meticulous landscaping and a heated triple car garage. Inside is the perfect sanctuary for any busy family with over 3,100 sq. ft. of developed space, 5 bedrooms, central air conditioning, designer finishes and endless views. Timelessly designed, the kitchen effortlessly combines style with function featuring stone countertops, stainless steel appliances, subway tile, a plethora of full-height cabinets, a walk-in pantry and a huge island with seating to casually convene. The back wall is almost entirely glass so none of those sensational views are obstructed creating a gorgeous backdrop to your daily activities and time spent entertaining. Comfortably take in the views while relaxing in front of the fireplace in the inviting living room, while gathered over a delicious meal in the dining room or while barbequing on the expansive upper deck. Ideally tucked away from the main living space are the den and powder room, giving privacy where needed. Soaring vaulted ceilings in the upper level bonus room add an airiness to your time spent unwinding, binging your favourite show or playing family games. Those spectacular views continue into the primary bedroom - a true owner's retreat thanks to the extra windows, spacious layout, elegant beamed ceilings and a lavish 5-piece ensuite. Feel spoiled daily in your private bathroom boasting dual vanities separated by a deep soaker tub, an oversized shower and a large walk-in closet. Both additional bedrooms on this level are generously sized and share the 5-piece main bathroom with dual sinks and separate door to the shower. Laundry conveniently completes this level. The finished walkout basement provides a ton of more versatile space with a rec room, 2 large bedrooms and another full bathroom. Exterior lighting package (Christmas lights) can be operated by app. Natural Gas on the deck. Electric stove but with a gas line installed as well. No maintenance vinyl fence. Walk out to the beautifully landscaped backyard oasis that continues onto a green space and walking paths that wind alongside the ponds in this postcard-worthy community. Within walking distance to schools and a great park with a playground, winter ice rink/summer basketball court and even a fire pit to gather with neighbours. Everything is close by in this charming town including great restaurants, local shops, cafes, fun community events, a rainbow trout stocked pond for fishing, a skate park, numerous sports fields, a running track, a spray park, an off-leash dog park and so much more!

Inclusions:
Property Listed By:

None
eXp Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123