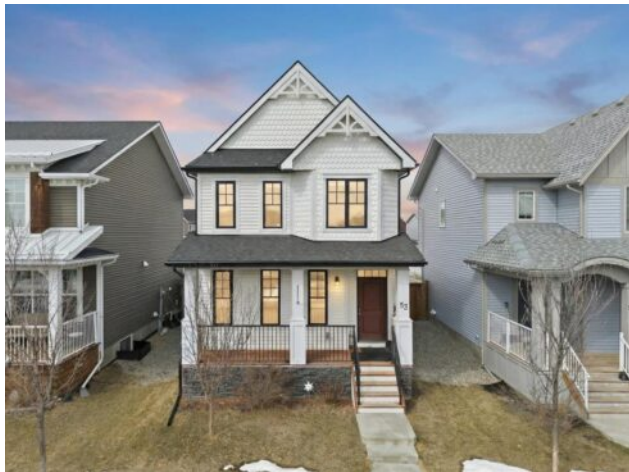


**53 Amery Crescent
Crossfield, Alberta**

MLS # A2301531



\$509,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,427 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Insulated, On Street, Paved		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Private, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Concrete, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1C
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Walk-In Closet(s)		
Inclusions:	Shed, TV Mount (living room)		

Welcome to the kind of home where life feels a little simpler, a little quieter, and a lot more connected. Tucked onto one of the quietest streets in Crossfield, this beautifully maintained family home sits on a lot that's larger than most in the area at over 4100 ft², offering extra space to relax, play, and grow. With the perfect balance of small-town charm and everyday convenience, you're just steps from parks, pathways, and schools. Inside, the open concept main floor is designed for how families actually live. The kitchen anchors the space with a large island, quartz countertops, and plenty of prep and storage space, making it easy to cook, gather, and stay connected. The adjoining dining and living areas are bright and inviting, creating a natural flow for both everyday living and hosting friends and family. Upstairs, you'll find three comfortable bedrooms, including a primary bedroom retreat complete with a walk-in closet and private ensuite. The addition of second-floor laundry adds a level of convenience that quickly becomes a must-have in daily life. Upgrades like Central A/C, ceiling fans in the bedrooms and a heat exchange fan in the bathroom help keep the home comfortable year-round. Step outside and you'll see where this home really shines. The backyard has been thoughtfully designed with families in mind, featuring a newly built garage, added shed, stepping stone pathways, and a natural gas line on the deck for easy summer BBQs. With a paved back alley and plenty of space to play, relax, and entertain, it's a yard that grows with you. The location ties it all together. Just steps to Amery Park and surrounded by green space, playgrounds, and walking paths, this is a neighbourhood where kids can play freely and neighbours still know each other. With schools nearby and quick access to Highway 2, you're perfectly

positioned for an easy commute to Airdrie or Calgary while still enjoying the pace and feel of a close-knit community. If you've been looking for a move-in ready family home in a newer neighbourhood where lifestyle and livability come first, this is one worth seeing in person.