



THE
A-TEAM

**RE/MAX
FIRST**

1113 IRON LANDING Way, Crossfield T0M 0S0

MLS®#: **A2140976** Area: **NONE** Listing Date: **06/13/24** List Price: **\$659,900**
 Status: **Active** County: **Rocky View County** Change: **-\$10k, 30-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Crossfield**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **4,596 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,426**
 Low Sqft:
 Ttl Sqft: **1,426**

DOM

95
Layout
 Beds: **4 (2 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Low Maintenance Landscape,Landscaped**
 Park Feat: **Alley Access,Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Heated Garage,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Barbecue,Other**

Construction: **Concrete,Vinyl Siding**
 Flooring: **Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Built-in Features,Ceiling Fan(s),Chandelier,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,See Remarks,Soaking Tub,Storage,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	7`11" x 4`11"
Bedroom	Main	11`11" x 10`2"
Dining Room	Main	9`4" x 12`0"
Bedroom - Primary	Main	12`1" x 14`10"
Walk-In Closet	Main	5`0" x 12`1"
Bedroom	Basement	12`0" x 11`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Laundry	Main	5`3" x 7`8"
Living Room	Main	13`2" x 13`8"
Kitchen With Eating Area	Main	9`7" x 14`10"
5pc Ensuite bath	Main	8`2" x 10`7"
Furnace/Utility Room	Basement	7`9" x 22`5"
Bedroom	Basement	12`0" x 11`0"

Exercise Room
Family Room

Basement
Basement

12`5" x 11`4"
16`10" x 25`0"

4pc Bathroom

Basement

4`11" x 8`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1610225

Zoning:
R-1B

Remarks

Pub Rmks:

This IMMACULATE 4-bedroom, 3-bathroom bungalow showcases PRIDE OF OWNERSHIP and is loaded with builder upgrades. As you approach, you'll notice the zero-maintenance front yard, setting the tone for the METICULOUS condition of this home. Constructed with 12-inch concrete walls and floors, this 1426 sqft open-concept bungalow includes a very well-insulated OVERSIZED and HEATED double attached garage. The welcoming covered front porch leads into a spacious foyer connecting to the garage entry. Adjacent to the garage is an upgraded laundry room. The kitchen features a corner pantry, a large island with quartz counters, and upgraded lighting fixtures. The open dining and living area includes an electric fireplace and access to a large deck with a pergola. The main floor boasts 9' ceilings, 8' high doors and windows, enhancing the open and airy feel. The master bedroom offers a spacious walk-in closet and a luxurious ensuite with a full glass shower and a soaker tub. A second main floor bedroom is versatile enough for use as a guest room or office for those who work from home. The main floor bathroom is conveniently located next to the laundry room, offering exclusive privacy. The lower level continues the theme of spaciousness with 9' ceilings and yet another fireplace. Two additional massive bedrooms, a 4-piece bathroom, and ample storage complete this level. The home is extremely efficient and quiet, offering true tranquility. Additional upgrades include an oversized hot water tank and air conditioning. This home is a testament to quality and attention to detail, offering a comfortable and luxurious living experience. Drive a little, Save a lot!

Inclusions:
Property Listed By:

**Treadmill, BBQ, Workbench in Garage
Royal LePage Benchmark**

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













