



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1020 IRON LANDING Way, Crossfield T0M 0S0**

MLS®#: **A2148966**      Area: **NONE**      Listing Date: **07/11/24**      List Price: **\$575,000**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Crossfield**  
 Year Built: **2022**  
Lot Information  
 Lot Sz Ar: **3,449 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,621**  
 Low Sqft:  
 Ttl Sqft: **1,621**

DOM

**67**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Lane**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Private Yard**  
 Construction: **Vinyl Siding, Wood Frame**  
 Flooring: **Carpet, Ceramic Tile, Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer**  
 Int Feat: **Kitchen Island, Open Floorplan, Pantry, Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`3" x 5`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>17`1" x 11`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`3" x 12`5"</b>	<b>Mud Room</b>	<b>Main</b>	<b>7`7" x 6`11"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>10`7" x 5`1"</b>	<b>4pc Ensuite bath</b>	<b>Second</b>	<b>5`3" x 8`5"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`6" x 10`0"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`5" x 10`0"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`8" x 13`8"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2211038**

Zoning:  
**R-1C**

Remarks

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Pub Rmks: **Quick possession Home in Crossfield | 2 Story | 1600+SQFT | 3-Bedrooms | 2.5Full-Bathrooms | Open Floor Plan | High Ceilings | Dream Kitchen | Double car Garage | Loaded with upgrades | Upper Level Laundry | Spacious Yard & Much More | This Extraordinary opportunity to own this well kept home in the new modern community of Crossfield. This 2 storey home offers a noteworthy floor plan with extensive upgrades. The main floor features 9' ceilings, an open concept kitchen with floor to ceiling cabinetry, premium Quartz countertops, and stainless appliances & a pantry, a spacious living room & Dining over looking the North facing yard and a Side Entry that leads you to the unspoiled 9' ceiling basement awaiting your design. Second floor features Master bedroom with a large 4 pc ensuite & a Walk-in closet, 2 Additional bedrooms with an additional 4pc bathroom, laundry room. Book a showing today to view this lovely home to get the full experience of all it has to offer or visit the 3D Tour!!**

Inclusions: **N/A**  
Property Listed By: **AMG Realty**

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