



THE
A-TEAM

**RE/MAX
FIRST**

1033 IRON LANDING Way, Crossfield T0M0S0

MLS®#: **A2169681**

Area: **NONE**

Listing Date: **10/02/24**

List Price: **\$639,900**

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: **3,675 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,908**
Low Sqft:
Ttl Sqft: **1,908**

DOM

49
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Low Maintenance Landscape,No Neighbours Behind,See Remarks**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Electric Range,Refrigerator**
Int Feat: **Double Vanity,No Animal Home,No Smoking Home,Quartz Counters,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`7" x 5`0"
Kitchen	Main	13`8" x 13`1"
Mud Room	Main	7`1" x 8`10"
Foyer	Main	9`2" x 6`10"
4pc Ensuite bath	Second	8`1" x 8`4"
Bedroom	Second	11`0" x 10`1"
Loft	Second	11`8" x 13`6"

Room	Level	Dimensions
Dining Room	Main	13`7" x 11`0"
Living Room	Main	9`5" x 13`4"
Office	Main	9`0" x 10`0"
4pc Bathroom	Second	8`1" x 5`0"
Bedroom	Second	10`11" x 10`1"
Bedroom - Primary	Second	13`7" x 11`4"

Title:
Fee Simple
Legal Desc:

2211038

Zoning:
R-1C

Remarks

Pub Rmks: **This beautifully designed 1,908 sq. ft. Show home offers premium upgrades and modern finishes throughout. The main floor features a spacious den, perfect for a home office or study, along with durable vinyl flooring and sleek quartz countertops in the kitchen. Upstairs, you'll find 3 generously sized bedrooms and a bonus room, providing additional living space for family activities or relaxation. With a separate entrance to the unfinished basement, this home offers excellent potential for future development or rental opportunities. Every detail has been carefully curated to reflect a high standard of craftsmanship and style. This property combines luxury living with future investment potential!**

Inclusions:
Property Listed By: **N/A**
Century 21 Bravo Realty

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











