



THE
A-TEAM

**RE/MAX
FIRST**

1177 IRON LANDING Avenue, Crossfield TOM 050

MLS®#: **A2170506** Area: **NONE** Listing Date: **10/04/24** List Price: **\$532,900**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Crossfield**
 Year Built: **2025**
Lot Information
 Lot Sz Ar: **3,445 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,598**
 Low Sqft:
 Ttl Sqft: **1,598**

DOM

24
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat: **Back Lane**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Forced Air** Flooring: **Carpet, Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Gas Stove, Microwave, Refrigerator**
 Int Feat: **Bathroom Rough-in, Open Floorplan, Separate Entrance, Stone Counters, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Nook	Main	12`9" x 9`0"	Living Room	Main	12`0" x 13`1"
2pc Bathroom	Main		Bedroom	Upper	9`4" x 10`10"
Bedroom	Upper	9`4" x 10`10"	Bonus Room	Upper	11`4" x 10`0"
Bedroom - Primary	Upper	12`0" x 12`0"	4pc Ensuite bath	Upper	
4pc Bathroom	Upper				

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2410344

Zoning:
R-1C

Remarks

Pub Rmks: **Introducing the "Bowery"- a spacious 1,598 square foot home located in the charming new community of Iron Landing, Crossfield. This property offers a three bedroom upper floor plus a bonus room, perfect for a growing family or those in need of extra space. The rear kitchen provides an open concept main floor designed to flow from entertainment to relaxation. Additionally, the added side entrance door enhances convenience and accessibility for residents and guests.**

Inclusions:
Property Listed By: **Hood Fan
KIC Realty**

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



