



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:

Access:

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

Finished Floor Area

Abv Sqft: **1,598**  
Low Sqft:  
Ttl Sqft: **1,598**

DOM

**110**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **0**  
Garage Sz:

Utilities and Features

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

Construction: **Vinyl Siding**  
Flooring: **Carpet, Vinyl Plank**  
Water Source:  
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

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

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. Color selections and a floor plan are located in the supplements**

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

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

**BOWERY** 3 Bed 2.5 Bath 1,598 sq. ft. 1177 Iron Ridge Avenue Block 8 | Lot 20

- Open Concept Living Area
- Spacious Rear Kitchen Layout
- Luxury Vinyl Plank Flooring
- Luxury Vinyl Tile
- Stainless Steel Appliance Package
- Upgraded Gas Range in Kitchen
- Quartz Countertops Throughout
- Ample W.I.C.
- Upper Floor Laundry
- Upper Floor Loft
- Triple Pane Windows

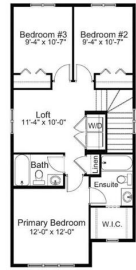
Equal Housing Opportunity  
This real estate listing is made available on the Internet through the MLS system. Features and details are subject to change without notice. Buyer should verify all information and measurements. All units are approximate and are based on architectural drawings. Actual dimensions may vary. The information is provided for your reference only. It is not intended to be a contract. Please see the actual floor plan for details.



CRFTSMAN #1 ELEVATION



MAIN FLOOR 786 sq. ft.



UPPER FLOOR 812 sq. ft.



