



THE
A-TEAM

**RE/MAX
FIRST**

1177 IRON LANDING Avenue, Crossfield T0M 0S0

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

141
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**
 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>
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. 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

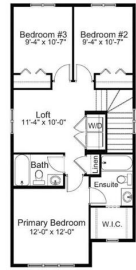
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CRFTSMAN #1 ELEVATION



MAIN FLOOR 786 sq. ft.



UPPER FLOOR 812 sq. ft.



