



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

60
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

| Room | Level | Dimensions |
|--------------------------|--------------|----------------------|
| Nook | Main | 12`9" x 9`0" |
| 2pc Bathroom | Main | |
| Bedroom | Upper | 9`4" x 10`10" |
| Bedroom - Primary | Upper | 12`0" x 12`0" |
| 4pc Bathroom | Upper | |

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

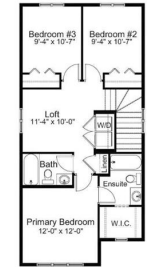
Model Number: B1 2024
 The builder reserves the right to modify or change plans, specifications, finishes and colors without notice. Buyer may be deemed to have accepted the plans and specifications at the time of purchase and shall not be held responsible for any changes or modifications made to the plans and specifications after the time of purchase. Buyer shall be responsible for any changes or modifications made to the plans and specifications after the time of purchase. Buyer shall be responsible for any changes or modifications made to the plans and specifications after the time of purchase.



CRAFTSMAN #1 ELEVATION



MAIN FLOOR 786 sq. ft.



UPPER FLOOR 812 sq. ft.