



THE
A-TEAM

**RE/MAX
FIRST**

1045 IRON LANDING Way, Crossfield T0M0S0

MLS® #: **A2183227** Area: **NONE** Listing Date: **12/11/24** List Price: **\$599,000**
 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: **1,886**
 Low Sqft:
 Ttl Sqft: **1,886**

DOM

10
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
 Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line,Private Entrance,Private Yard**

Construction: **Stone,Vinyl Siding**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Bathroom Rough-in,Chandelier,High Ceilings,Pantry,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`4" x 5`0"	Foyer	Main	9`2" x 6`7"
Laundry	Main	8`9" x 7`3"	Office	Main	9`9" x 8`11"
Dining Room	Main	10`11" x 10`9"	Kitchen	Main	13`5" x 10`11"
Living Room	Main	13`2" x 12`0"	4pc Ensuite bath	Second	8`3" x 8`0"
Bedroom - Primary	Second	13`5" x 11`5"	Bedroom	Second	10`9" x 9`11"
4pc Bathroom	Second	8`0" x 4`11"	Bedroom	Second	10`9" x 10`1"
Family Room	Second	13`3" x 11`6"			

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R1-C**
 Legal Desc:

Remarks

Pub Rmks: **Welcome to this Brand new 2-storey home located in the sought-after neighbourhood of Iron Landing. The presence of a porch adds charm and provides a welcoming entryway to the home. it offers the perfect balance of style, sophistication, and comfort. This property offers a den on the main level, can serve as a versatile space, suitable for a home office, study, or any other purpose that suits your needs. The living room is designed to be roomy, allowing for comfortable seating and entertainment. The centred fireplace adds a focal point and cozy ambiance to the space. The kitchen is equipped with custom cabinets, offering plenty of storage options. The presence of a kitchen island provides additional countertop space for meal preparation and serves as a gathering spot for family and friends. The kitchen appliances are made of stainless steel, which not only enhances the aesthetic appeal but also provides durability and modernity. The dining room has access to the backyard and the spacious deck, to create memorable moments with beloved ones. Over that, the main floor features a 2pc Guest bathroom. **Doors on main level are 8 Feet**. Upper level features 3 bedrooms, including the Master bedroom that features a generous walk-in closet and a 4-piece ensuite with standing shower, and double vanities. The remaining 2 bedrooms share a Full bathroom and have satisfactory closet space. Over that upper level features a pleasant bonus room to spend family fun time and relaxation. Upper level Laundry is there for your convenience. Unfinished basement comes with side entrance and 9' ceiling have full potential for future expansion. Overall, this 2-storey home in Iron Landing offers a stylish, sophisticated, and comfortable living space, perfect for individuals or families looking for a modern and well-designed property. Positioned close to the beautiful Veterans Park and many other facilities, With its prime location, exceptional features, , this property is the perfect place to call home. Book your private showing Today!**

Inclusions: **None**
 Property Listed By: **MaxWell Central**

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













