



THE
A-TEAM

**RE/MAX
FIRST**

1033 IRON LANDING Way, Crossfield TOM 050

MLS®#: **A2183746** Area: **NONE** Listing Date: **12/16/24** List Price: **\$629,500**
 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: **1,812**
 Low Sqft:
 Ttl Sqft: **1,812**

DOM

5
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Electric,Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Wood Frame**
 Flooring: **Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator**
 Int Feat: **Kitchen Island,Open Floorplan,Pantry,Quartz Counters,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	9`2" x 6`10"	Living Room	Main	13`4" x 9`2"
Kitchen	Main	13`8" x 13`1"	Dining Room	Main	13`7" x 11`0"
Office	Main	10`0" x 9`0"	Mud Room	Main	8`10" x 7`1"
Bedroom - Primary	Upper	13`7" x 11`4"	Bedroom	Upper	10`11" x 10`1"
Bedroom	Upper	11`8" x 10`1"	4pc Ensuite bath	Upper	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"	2pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2211038

Zoning:
R-1C

Remarks

Pub Rmks:

“QUICK POSSESSION HOME” This tastefully designed, fully upgraded and current ShowHome offers premium upgrades and modern finishes throughout. The main floor features open concept, 8ft doors large kitchen area with Quartz counters, up to ceiling cabinets, stone wall fireplace along with durable flooring. Upper floor features 3 generously sized bedrooms and a bonus room, providing additional living space for family activities or relaxation. With a separate entrance to the unfinished basement, this home offers excellent potential for future development or rental opportunity. Every detail has been carefully curated to reflect a high standard of craftsmanship and style. This property combines luxury living with future investment potential!

Inclusions:

None

Property Listed By:

CIR Realty

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





