



THE
A-TEAM

**RE/MAX
FIRST**

1061 IRON LANDING Way, Crossfield TOM 050

MLS®#: **A2185172** Area: **NONE** Listing Date: **01/03/25** 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: **1,866**
 Low Sqft:
 Ttl Sqft: **1,866**

DOM

19
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,Front Yard**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Entrance**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	60`8" x 35`6"	Mud Room	Main	28`9" x 16`5"
Dining Room	Main	32`10" x 33`1"	Living Room	Main	49`3" x 38`10"
2pc Bathroom	Main	16`5" x 16`5"	Entrance	Main	33`4" x 31`2"
Walk-In Closet	Second	19`5" x 20`3"	5pc Ensuite bath	Second	27`8" x 40`5"
Laundry	Second	19`11" x 19`2"	Bedroom	Second	30`4" x 38`10"
Walk-In Closet	Second	18`7" x 16`5"	Bedroom	Second	30`7" x 40`5"
Bedroom - Primary	Second	41`3" x 45`5"	Bonus Room	Second	39`4" x 39`4"

4pc Bathroom

Second

29`3" x 16`2"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

2211038

Zoning:

R-1C

Remarks

Pub Rmks:

Quick possession Home in Crossfield | 2 Story | 1800+SQFT | 3-Bedrooms | 2.5Full-Bathrooms | Open Floor Plan | High Ceilings | Dream Kitchen | Double car Garage | Loaded with upgrades | Upper Level Laundry | Spacious Yard & Much More | This Extraordinary opportunity to own this well kept home in the new modern community of Crossfield. This 2 storey home offers a noteworthy floor plan with extensive upgrades. The main floor features 9' ceilings, an open concept kitchen with floor to ceiling cabinetry, premium Quartz countertops, and stainless appliances & a pantry, a spacious living room & Dining over looking the North facing yard and a Side Entry that leads you to the unspoiled 9' ceiling basement awaiting your design. Second floor features Master bedroom with a large 4 pc ensuite & a Walk-in closet, 2 Additional bedrooms with an additional 4pc bathroom, laundry room. Book a showing today to view this lovely home to get the full experience of all it has to offer or visit the 3D Tour!!

Inclusions:

N/A

Property Listed By:

AMG Realty

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











