



THE
A-TEAM

**RE/MAX
FIRST**

1004 IRON LANDING Way, Crossfield T0M 0S0

MLS® #: **A2186012** Area: **NONE** Listing Date: **01/09/25** List Price: **\$549,900**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Crossfield**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **3,449 sqft**
 Lot Shape:

DOM

23
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Lane,Rectangular Lot**
 Park Feat: **Double Garage Detached**
Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Stone,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Vinyl**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Separate Entrance**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	17`1" x 11`2"	Kitchen	Main	13`2" x 12`9"
Living Room	Main	13`8" x 13`8"	Mud Room	Main	7`8" x 7`1"
Bedroom - Primary	Upper	13`8" x 13`7"	Bedroom	Upper	10`6" x 10`3"
Bedroom	Upper	10`4" x 10`2"	4pc Bathroom	Upper	10`9" x 5`0"
4pc Ensuite bath	Upper	5`4" x 8`7"	2pc Bathroom	Main	5`3" x 5`1"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-1C**
 Legal Desc: **2211038**

Remarks

Pub Rmks:

Discover this stunning 3-bedroom, 2.5-bathroom home located in the charming community of Crossfield. Thoughtfully upgraded with modern touches, this property offers a perfect blend of comfort, style, and convenience. The open-concept living area creates a welcoming space for family gatherings and entertaining guests. The modern kitchen is a standout feature, boasting brand-new appliances, sleek countertops, and stylish cabinetry — perfect for preparing meals and creating lasting memories. Enjoy the fresh look and new paint throughout the home, giving it a bright and contemporary vibe. The double detached garage offers ample space for vehicles, storage, and even a workshop area. Energy-efficient windows have been installed to enhance comfort and reduce utility costs, making this home both eco-friendly and economical. Situated in a friendly neighborhood, this property is conveniently close to local amenities, schools, and parks. Crossfield offers the best of both worlds — small-town charm with easy access to modern conveniences. This move-in-ready home is ideal for families seeking a warm and welcoming community. Don't miss your chance to make this fantastic property yours!

Inclusions:

N/A

Property Listed By:

MaxWell Central

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









