



**1200 Iron Landing Way  
Crossfield, Alberta**

**MLS # A2303366**



**\$669,999**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,183 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Front		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, No Neighbours Behind		

<b>Heating:</b>	Central, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1B
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bidet, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

**Inclusions:** Chandelier

Step into a home that stands out from the moment you arrive. Positioned on a premium corner lot in Iron Ridge, Crossfield, this former show home blends style, space, and everyday functionality, just 20 minutes north of Calgary, yet offering a calm, small town lifestyle that feels worlds away from the city pace. Inside, you are welcomed by a bright, open concept layout designed for real living. The main floor features a versatile flex space, ideal for a home office or playroom, along with a stunning gas fireplace and a seamless flow between the kitchen, dining, and living areas, perfect for both quiet evenings and entertaining guests. Large windows throughout the home bring in an abundance of natural light, enhancing the open feel, while rear access leads to a spacious deck with gas hookup and a fully fenced yard, creating a private outdoor space to relax, host, or unwind. Upstairs, the home continues to impress with three generously sized bedrooms, a spacious bonus room, and the convenience of upper floor laundry. The primary suite serves as a true retreat, featuring a walk in closet and a beautifully appointed five piece ensuite with a soaker tub, separate shower, and dual sinks, offering both comfort and functionality. As a former show home, this property is loaded with upgrades that set it apart from typical offerings. Central air conditioning is already installed for year round comfort, while the oversized double garage with high ceilings adds both function and value. Hardwood and tile flooring enhance the main level, and with fresh paint and newer carpets throughout, the home is truly move in ready. The fully developed lower level adds additional living space and includes a well finished bathroom, offering flexibility for a variety of uses. Situated on a corner lot with no neighbors directly behind, this home offers added privacy along with a fully fenced yard and rear alley access,

giving you both space and versatility. Located within walking distance to schools, parks, and green spaces, this home offers the perfect balance of convenience and tranquility. Enjoy open skies, peaceful surroundings, and a slower pace of life, all while being just 15 minutes to Airdrie with quick access to QE2. Homes like this, corner lot, former show home, fully upgraded and move in ready, rarely stay available for long. If you have been waiting for the right one, this is it.