



GRASSROOTS

REALTY GROUP

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1112 Iron Landing Way
Crossfield, Alberta

MLS # A2306721



\$699,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,355 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Vinyl Siding, Wood Frame	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-

Features: Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Stone Counters, Walk-In Closet(s), Wet Bar

Inclusions: N/A

PRICE REDUCTION!! Welcome to refined small town luxury living. This impeccably maintained, extensively upgraded home delivers high end style, smart function and exceptional space throughout—including a triple attached garage for vehicles, toys, and storage. Step inside to a show stopping foyer with elegant tile, soaring cathedral ceilings and a stunning chandelier that sets the tone immediately. The main floor features ‘ceilings and upscale finishes at every turn. The chef-inspired kitchen is built to impress with ceiling height cabinetry, stone countertops, modern backsplash, soft-close drawers, stainless steel appliances with gas cooktop and a massive island with seating and wine storage, perfect for entertaining. The dining area easily hosts large gatherings, while oversized windows flood the home with natural light. The living room brings it all together with custom built-ins, a bold feature wall and a cozy gas fireplace. A front office, oversized mudroom with custom lockers and stylish powder room add everyday practicality. Central A/C keeps things comfortable year-round. Upstairs, the primary retreat feels like a true escape with double door entry, walk-in closet with organizers and a spa-inspired 5-piece ensuite with dual vanities, glass shower and jetted tub. A large bonus room with built-ins and electric fireplace adds extra living space, along with two additional bedrooms (both with walk-in closets), upper laundry and a beautifully finished bath. The fully developed basement with separate entrance is made for entertaining, featuring a wet bar with live-edge epoxy countertop, beverage fridge, built-in speakers, fireplace, spacious rec area, plus a 2-piece bath and ample storage. Outside, enjoy a private backyard retreat with a large deck and gas hookup, fire pit under a pergola, and landscaped garden areas. A shed adds extra storage without sacrificing

yard space. Set on a growing street with newer homes, this move-in-ready property delivers luxury finishes, thoughtful design and incredible indoor-outdoor living. Why build when it's all here!