



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

1041 Iron Landing Way  
Crossfield, Alberta

MLS # A2307004



**\$575,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,882 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt, Landscaping		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<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-1C
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, French Door, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Separate Entrance, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

\*\*\* Open House Saturday, June 27th 11am-2pm\*\*\* Welcome to this lovely 2-storey home in the sought-after community of Iron Landing. Thoughtfully designed main floor with a versatile den&mdash;perfect for a home office, study, or flex space. Bright and spacious living room with 9' ceilings, creating an open and elevated feel. The kitchen is a true standout with plenty of storage, stainless steel appliances, and a large island&mdash;perfect for prep, dining, and entertaining. Dining area opens onto the backyard and spacious deck, ideal for family time and summer evenings. Convenient half bathroom and laundry room completes the main level. Upstairs offers 3 large bedrooms, including a generous primary suite with a walk-in closet and a 4-piece ensuite featuring a standing shower and double vanities. Unfinished basement with separate side entrance and high ceilings offers excellent future development potential. Prime location close to Veterans Park and nearby amenities. Stylish, functional, and move-in ready&mdash;book your private showing with your favorite Realtor today!