



**GRASSROOTS**  
REALTY GROUP

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1025 Iron Landing Way  
Crossfield, Alberta

MLS # A2346809



**\$549,900**

|           |                                    |        |                  |
|-----------|------------------------------------|--------|------------------|
| Division: | NONE                               |        |                  |
| Type:     | Residential/House                  |        |                  |
| Style:    | 2 Storey                           |        |                  |
| Size:     | 1,848 sq.ft.                       | Age:   | 2022 (4 yrs old) |
| Beds:     | 3                                  | Baths: | 2 full / 1 half  |
| Garage:   | Double Garage Attached             |        |                  |
| Lot Size: | 0.08 Acre                          |        |                  |
| Lot Feat: | Back Lane, Back Yard, Interior Lot |        |                  |

|             |                                                                                    |            |      |
|-------------|------------------------------------------------------------------------------------|------------|------|
| Heating:    | Forced Air                                                                         | Water:     | -    |
| Floors:     | Carpet, Ceramic Tile, Laminate                                                     | Sewer:     | -    |
| Roof:       | Asphalt                                                                            | Condo Fee: | -    |
| Basement:   | Full                                                                               | LLD:       | -    |
| Exterior:   | Stone, Vinyl Siding, Wood Frame                                                    | Zoning:    | R-1C |
| Foundation: | Poured Concrete                                                                    | Utilities: | -    |
| Features:   | Double Vanity, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting |            |      |

|             |    |
|-------------|----|
| Inclusions: | NA |
|-------------|----|

QUICK POSSESSION | 1,800+ SQ. FT. | 3 BEDROOMS | 2.5 BATHROOMS | 9&rsquo; CEILINGS | DREAM KITCHEN | SIDE ENTRY | DOUBLE ATTACHED GARAGE | UPPER-LEVEL LAUNDRY | SPACIOUS SOUTH YARD Welcome to this beautifully designed two-storey home in the growing community of Iron Landing in Crossfield. Offering over 1,800 sq. ft. of thoughtfully planned living space, this impressive 3-bedroom, 2.5-bathroom home combines modern finishes, functionality, and plenty of room for the whole family. Step inside to a bright and inviting main floor featuring 9&rsquo; ceilings and an open-concept layout ideal for both everyday living and entertaining. At the heart of the home is the stunning kitchen, complete with floor-to-ceiling cabinetry, premium quartz countertops, stainless steel appliances, a spacious pantry, and generous prep and storage space. The kitchen flows seamlessly into the dining area and comfortable living room, overlooking the north-facing backyard. A convenient side entrance provides direct access to the unfinished basement, which also features 9&rsquo; ceilings and offers excellent potential for future development to suit your needs. Upstairs, retreat to the spacious primary bedroom featuring a walk-in closet and luxurious 5-piece ensuite. Two additional generously sized bedrooms, a full 4-piece bathroom, and the convenience of an upper-level laundry room complete this well-designed floor. With a double attached garage, spacious yard, modern finishes, extensive upgrades, and quick possession available, this beautiful home offers an exciting opportunity to settle into one of Crossfield&rsquo;s newer communities. Don&rsquo;t miss your chance to make this exceptional Iron Landing home yours. Book your private showing today!

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