



GRASSROOTS
REALTY GROUP

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**1133 Iron Landing Way
Crossfield, Alberta**

MLS # A2225708



\$755,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,302 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Quartz Counters		

Inclusions: NA

Come enjoy the small town living Crossfield has to offer in this beautiful family home. With over 3000sqft of finished living space this home has room for everything your family could need. The main floor boasts a spectacular kitchen with a walk through pantry. The massive island provides even more prep and storage space. You'll find the same beautiful quartz countertops throughout the home. Also on the main floor is a cozy living room with a gas fireplace, an office off the front door, and a spacious mudroom. Upstairs you will find 3 big bedrooms. The primary bedroom has a gorgeous 5pc ensuite. Complete with a stand up shower, soaker tub and large walk in closet. There is also a spacious bonus room, which would make a great play space. Completing the upper level is another 4pc bathroom and a full sized laundry room. Downstairs is set up with a complete 1 bedroom mother-in-law suite. It has a nice kitchenette, its own laundry and large living area. There is even potential to add a 2nd bedroom and a private entrance if needed. The back yard is partially fenced and has a great deck area. I can't forget about the massive triple car garage either! You'll finally have room for all your vehicles and toys. Book your showing today!