



GRASSROOTS
REALTY GROUP

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**1032 Iron Landing Way
Crossfield, Alberta**

MLS # A2233049



\$549,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,672 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Heated Garage, Insulated		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1C
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Walk-In Closet(s)

Inclusions: N/A

AMAZING FAMILY HOME - PREMIUM UPGRADES THROUGHOUT - SEPARATE SIDE ENTRANCE TO BASEMENT - 3+1 BED - 3 FULL BATH Welcome to your dream home! This custom-built 3 bed, 3 bath two-storey in the heart of CrossField is packed with high-end finishes and thoughtful design—no expense spared. Step into a bright, open-concept main floor with soaring 9-foot ceilings, stylish premium vinyl plank flooring, all premium window coverings, keypad door locks all around and a stunning designer lighting package throughout. At the front, you’ll find a bedroom currently being used as a flex room offering lots of versatility. The heart of the home is the gorgeous kitchen featuring gleaming quartz countertops (also in every bathroom), a premium gas cooktop, recessed pot lighting, upgraded stainless steel appliances, and full-height cabinetry that adds both elegance and storage. The spacious dining and living areas are ideal for everything from hosting dinner parties to relaxing with family, complete with a rare full four-piece bathroom on the main level. Upstairs, the primary suite is your private retreat with space for a king-sized bed, a large walk-in closet plus a second closet, and a luxurious spa-inspired ensuite with dual vanities and a sliding glass shower with full-height tile. Your complete laundry room with built in shelving, two generously sized bedrooms and another full four-piece bath finish off the upper level. Outside, enjoy your fully landscaped backyard with brand-new sod and new premium fencing, a rear deck perfect for BBQ nights, and a safe play space for the kids. The detached double garage features an oversized door to fit larger vehicles, is insulated and heated, and comes wired with 60-amp service—ready for your EV charger. The unfinished basement has its own versatile SIDE ENTRANCE, three big windows, and a

bathroom rough-in, offering amazing potential for a legal suite or future development. Located close to schools, shopping, and amenities, this move-in-ready home truly has it all—book your private tour today before it's gone!