



GRASSROOTS
REALTY GROUP

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1120 Iron Landing Way
Crossfield, Alberta

MLS # A2241904



\$700,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,400 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot, Street Lighting, Vi		

Heating: Central, Fireplace(s), Forced Air, Natural Gas

Water: -

Floors: Carpet, Tile, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: R-1B

Foundation: Poured Concrete

Utilities: -

Features: Bathroom Rough-in, Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Zebra Blinds, Garage Controller

Nestled in the charming town of Crossfield, you'll find a community offering small-town tranquility with convenient city access. Families appreciate local schools like Crossfield Elementary and W.G. Murdoch, fostering a supportive environment from kindergarten through Grade 12. Crossfield's peaceful ambiance is a welcome escape, yet Calgary is just a 35-40 minute drive, making commutes manageable. Arriving at Iron Landing Way, you'll immediately sense the quiet, friendly feel of the street leading to this exceptional two-story home. Step inside the grand foyer with its soaring 20-foot ceilings, creating an immediate sense of spacious luxury. Modern comfort is enhanced by stylish zebra-style blinds; the larger foyer and patio door blinds are automated for effortless light control. The heart of this home is its expansive, open-concept main floor, filled with natural light. The gourmet kitchen is a chef's dream, featuring sleek white cabinetry with black accents, high-end stainless steel appliances, and an oversized central island perfect for gathering. A spacious walk-in pantry, with walk-through access from the garage, makes bringing in and organizing groceries incredibly easy. Seamlessly flowing from the kitchen, the bright dining area connects to the comfortable living room, where a cozy Napoleon fireplace creates a warm, inviting atmosphere. The patio door opens to a private balcony, ideal for morning coffee or unwinding with views. A stylish powder room and a dedicated main floor office add convenience and versatility. Practicality shines with a well-appointed mudroom, complete with built-in storage and hooks, thoughtfully located near the garage entrance for smooth daily transitions. Upstairs, discover a serene, massive primary suite, designed as your ultimate private retreat. This sanctuary features a luxurious, spa-like ensuite bathroom with dual vanities, a spacious walk-in

shower, and contemporary finishes. The primary suite also boasts an impressively large walk-in closet. The two other generously sized upstairs bedrooms each come with their own walk-in closets, ensuring comfort and privacy. An expansive bonus room or den is situated over the oversized triple attached garage, offering flexible space for media, play, or hobbies. An upper-floor laundry room makes chores remarkably convenient, and a beautifully designed family bathroom serves the secondary bedrooms. The side-entrance sunshine basement is an exciting opportunity, ready for future development with municipality compliance. You will have to check with municipality for guidelines. Completing this exceptional package, the home's exterior showcases attractive modern siding and the impressive triple attached garage, enhancing both curb appeal and everyday functionality. This exquisite property is a perfect blend of style, space, and thoughtful features, ready for your family's next chapter in Crossfield.