



**GRASSROOTS**  
REALTY GROUP

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**1037 Iron Landing Way  
Crossfield, Alberta**

**MLS # A2261413**



**\$625,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,893 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Concrete Driveway, Covered, Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscaping		

<b>Heating:</b>	Central, Forced Air	<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, Separate/Exterior Entry, Unfinished, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-1C
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Solar Panels		

Welcome to 1037 Iron Landing Way – a modern two-storey home in the desirable community of Iron Landing, Crossfield, AB. Boasting 1,893 sq ft of thoughtfully designed above-grade living space, with a double attached garage, this home checks all the boxes! The main floor features impressive 9 ft ceilings, 8 ft doors, and large south-facing windows that create a bright, open, and airy feel. Enjoy the conveniences of a main floor den and laundry room, a chef-inspired kitchen (complete with quartz countertops, stainless steel appliances, a large corner pantry), spacious living room with electric fireplace, and dining room with direct access to the deck in the fully fenced, fully landscaped, sun-drenched backyard. Upstairs, you’ll find three spacious bedrooms (including a well-appointed primary suite with spa-inspired ensuite and walk-in closet), two full bathrooms, and expansive bonus room. The unfinished basement (829 sq ft) showcases a separate side entrance, 9 ft ceilings, and rough-ins for a future bathroom, making it perfect for future development. SUBSTANTIAL RECENT UPGRADES here also include: new solar panels, new central air conditioning, new water softener system, and new window treatment package! Located in a quiet, family-friendly neighbourhood, this move-in-ready home truly has it all. Don’t miss out, call now!