



1033 Iron Landing Way  
Crossfield, Alberta

MLS # A2169681



**\$639,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,909 sq.ft.	<b>Age:</b>	2022 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, None, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R-1C
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance		

**Inclusions:** N/A

This beautifully designed 1,908 sq. ft. Show home offers premium upgrades and modern finishes throughout. The main floor features a spacious den, perfect for a home office or study, along with durable vinyl flooring and sleek quartz countertops in the kitchen. Upstairs, you'll find 3 generously sized bedrooms and a bonus room, providing additional living space for family activities or relaxation. With a separate entrance to the unfinished basement, this home offers excellent potential for future development or rental opportunities. Every detail has been carefully curated to reflect a high standard of craftsmanship and style. This property combines luxury living with future investment potential!