



**1045 Iron Landing Way N
Crossfield, Alberta**

MLS # A2183227



\$599,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,886 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	High Efficiency, Fireplace(s), Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	See Remarks	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1-C
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Chandelier, High Ceilings, Pantry, Separate Entrance		

Inclusions: None

Welcome to this Brand new 2-storey home located in the sought-after neighbourhood of Iron Landing. The presence of a porch adds charm and provides a welcoming entryway to the home. it offers the perfect balance of style, sophistication, and comfort. This property offers a den on the main level, can serve as a versatile space, suitable for a home office, study, or any other purpose that suits your needs. The living room is designed to be roomy, allowing for comfortable seating and entertainment. The centred fireplace adds a focal point and cozy ambiance to the space. The kitchen is equipped with custom cabinets, offering plenty of storage options. The presence of a kitchen island provides additional countertop space for meal preparation and serves as a gathering spot for family and friends. The kitchen appliances are made of stainless steel, which not only enhances the aesthetic appeal but also provides durability and modernity. The dining room has access to the backyard and the spacious deck, to create memorable moments with beloved ones. Over that, the main floor features a 2pc Guest bathroom. ****Doors on main level are 8 Feet****. Upper level features 3 bedrooms, including the Master bedroom that features a generous walk-in closet and a 4-piece ensuite with standing shower, and double vanities. The remaining 2 bedrooms share a Full bathroom and have satisfactory closet space. Over that upper level features a pleasant bonus room to spend family fun time and relaxation. Upper level Laundry is there for your convenience. Unfinished basement comes with side entrance and 9' ceiling have full potential for future expansion. Overall, this 2-storey home in Iron Landing offers a stylish, sophisticated, and comfortable living space, perfect for individuals or families looking for a modern and well-designed property. Positioned close to the beautiful Veterans

Park and many other facilities, With its prime location, exceptional features, , this property is the perfect place to call home. Book your private showing Today!