

# \$499,900 - 1004 Iron Landing Way, Crossfield

MLS® #A2199774

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,610 sqft

Residential on 0.08 Acres

NONE, Crossfield, Alberta

Discover this stunning 3-bedroom, 2.5-bathroom home located in the charming community of Crossfield. Thoughtfully upgraded with modern touches, this property offers a perfect blend of comfort, style, and convenience. The open-concept living area creates a welcoming space for family gatherings and entertaining guests. The modern kitchen is a standout feature, boasting brand-new appliances, sleek countertops, and stylish cabinetry – perfect for preparing meals and creating lasting memories. Enjoy the fresh look and new paint throughout the home, giving it a bright and contemporary vibe. The double detached garage offers ample space for vehicles, storage, and even a workshop area. Energy-efficient windows have been installed to enhance comfort and reduce utility costs, making this home both eco-friendly and economical. Situated in a friendly neighborhood, this property is conveniently close to local amenities, schools, and parks. Crossfield offers the best of both worlds – small-town charm with easy access to modern conveniences. This move-in-ready home is ideal for families seeking a warm and welcoming community. Don't miss your chance to make this fantastic property yours!

Built in 2022

## Essential Information

MLS® #

A2199774



|                |             |
|----------------|-------------|
| Price          | \$499,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,610       |
| Acres          | 0.08        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1004 Iron Landing Way |
| Subdivision | NONE                  |
| City        | Crossfield            |
| County      | Rocky View County     |
| Province    | Alberta               |
| Postal Code | T0M 0S0               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer                 |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Full, Unfinished  |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | None                       |
| Lot Description   | Back Lane, Rectangular Lot |

|              |   |
|--------------|---|
| Roof         | Asphalt Shingle                           |
| Construction | Concrete, Stone, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                           |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 6th, 2025 |
| Days on Market | 44              |
| Zoning         | R-1C            |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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