

1120 Iron Landing Way
Crossfield, Alberta

MLS # A2292848



\$675,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,404 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity		

Inclusions: None

Welcome to this impressive 2,400 sq. ft. two-storey home in the growing community of Crossfield, offering modern design, generous living space, and exceptional functionality for today's lifestyle. Perfectly positioned with rear lane access and a triple garage, this newer home delivers both convenience and style in a quiet small-town setting just a short drive north of Calgary. Step inside to a bright, open-concept main floor designed for comfortable family living and effortless entertaining. The spacious kitchen is the heart of the home, featuring full-height soft-close cabinetry, quartz countertops, quality lighting, and a large island ideal for gathering. A walk-through pantry with wood shelving connects seamlessly to the mudroom, creating a practical flow for daily life. The adjoining dining area and family room are filled with natural light, highlighted by a cozy fireplace and built-in cabinetry that add warmth and character. The main level also includes a dedicated work-from-home den, a generous mudroom with built-in bench and hooks, and a convenient 2-piece powder room. Throughout the main floor you'll find 9-foot ceilings, durable vinyl plank and tile flooring, and thoughtful finishing details that elevate the home's design. Upstairs, the layout continues to impress with three spacious bedrooms and a large vaulted bonus room with a gas fireplace, providing the perfect secondary living space for relaxing or movie nights. The primary bedroom retreat features a luxurious 5-piece ensuite with tiled shower, while a full 4-piece main bathroom and upper-floor laundry room add everyday convenience for busy households. The bright sunshine basement with private walk-up access offers outstanding flexibility, making it ideal for extended family living, guests, or future development possibilities. Combining modern finishes, a spacious layout, triple garage parking, and walk-up

basement access, this home presents an outstanding opportunity to enjoy comfortable living in one of the fast-growing communities.