

\$715,000 - 1120 Iron Landing Way, Crossfield

MLS® #A2241904

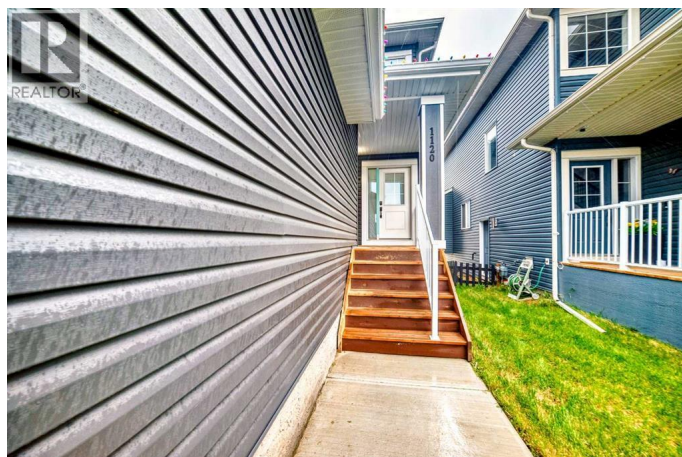
\$715,000

3 Bedroom, 3.00 Bathroom, 2,400 sqft

Single Family on 0.11 Acres

N/A, Crossfield, Alberta

Nestled in the charming town of Crossfield, you'll find a community offering small-town tranquility with convenient city access. Families appreciate local schools like Crossfield Elementary and W.G. Murdoch, fostering a supportive environment from kindergarten through Grade 12. Crossfield's peaceful ambiance is a welcome escape, yet Calgary is just a 35-40 minute drive, making commutes manageable. Arriving at Iron Landing Way, you'll immediately sense the quiet, friendly feel of the street leading to this exceptional two-story home. Step inside the grand foyer with its soaring 20-foot ceilings, creating an immediate sense of spacious luxury. Modern comfort is enhanced by stylish zebra-style blinds; the larger foyer and patio door blinds are automated for effortless light control. The heart of this home is its expansive, open-concept main floor, filled with natural light. The gourmet kitchen is a chef's dream, featuring sleek white cabinetry with black accents, high-end stainless steel appliances, and an oversized central island perfect for gathering. A spacious walk-in pantry, with walk-through access from the garage, makes bringing in and organizing groceries incredibly easy. Seamlessly flowing from the kitchen, the bright dining area connects to the comfortable living room, where a cozy Napoleon fireplace creates a warm, inviting atmosphere. The patio door opens to a private balcony, ideal for morning coffee or unwinding with views. A stylish powder room and a dedicated main



floor office add convenience and versatility. Practicality shines with a well-appointed mudroom, complete with built-in storage and hooks, thoughtfully located near the garage entrance for smooth daily transitions. Upstairs, discover a serene, massive primary suite, designed as your ultimate private retreat. This sanctuary features a luxurious, spa-like ensuite bathroom with dual vanities, a spacious walk-in shower, and contemporary finishes. The primary suite also boasts an impressively large walk-in closet. The two other generously sized upstairs bedrooms each come with their own walk-in closets, ensuring comfort and privacy. An expansive bonus room or den is situated over the oversized triple attached garage, offering flexible space for media, play, or hobbies. An upper-floor laundry room makes chores remarkably convenient, and a beautifully designed family bathroom serves the secondary bedrooms. The side-entrance sunshine basement is an exciting opportunity, ready for future development with municipality compliance. You will have to check with municipality for guidelines. Completing this exceptional package, the home's exterior showcases attractive modern siding and the impressive triple attached garage, enhancing both curb appeal and everyday functionality. This exquisite property is a perfect blend of style, space, and thoughtful features, ready for your family's next chapter in Crossfield.

(id:6289)

Built in 2022

Essential Information

Listing #	A2241904
Price	\$715,000
Bedrooms	3
Bathrooms	3.00

Half Baths	1
Square Footage	2,400
Acres	0.11
Year Built	2022
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1120 Iron Landing Way
Subdivision	N/A
City	Crossfield
Province	Alberta
Postal Code	T0M0S0

Amenities

Amenities	Park, Playground, Schools
Features	Back lane, PVC window, French door, Closet Organizers, No Animal Home, No Smoking Home
Parking Spaces	6
Parking	Attached Garage
# of Garages	3
View	View

Interior

Appliances	Refrigerator, Range - Electric, Dishwasher, Microwave, Oven - Built-In, Hood Fan
Heating	Natural gas Central heating, Other, Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes
Basement	Separate entrance, Walk-up

Exterior

Exterior	Vinyl siding
Exterior Features	Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Ko Realty Ltd.



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