

# \$625,000 - 1037 Iron Landing Way, Crossfield

MLS® #A2261413

**\$625,000**

3 Bedroom, 3.00 Bathroom, 1,893 sqft

Residential on 0.08 Acres

NONE, Crossfield, Alberta

Welcome to 1037 Iron Landing Way – a modern two-storey home in the desirable community of Iron Landing, Crossfield, AB. Boasting 1,893 sq ft of thoughtfully designed above-grade living space, with a double attached garage, this home checks all the boxes! The main floor features impressive 9 ft ceilings, 8 ft doors, and large south-facing windows that create a bright, open, and airy feel. Enjoy the conveniences of a main floor den and laundry room, a chef-inspired kitchen (complete with quartz countertops, stainless steel appliances, a large corner pantry), spacious living room with electric fireplace, and dining room with direct access to the deck in the fully fenced, fully landscaped, sun-drenched backyard. Upstairs, you’ll find three spacious bedrooms (including a well-appointed primary suite with spa-inspired ensuite and walk-in closet), two full bathrooms, and expansive bonus room. The unfinished basement (829 sq ft) showcases a separate side entrance, 9 ft ceilings, and rough-ins for a future bathroom, making it perfect for future development. SUBSTANTIAL RECENT UPGRADES here also include: new solar panels, new central air conditioning, new water softener system, and new window treatment package! Located in a quiet, family-friendly neighbourhood, this move-in-ready home truly has it all. Don’t miss out, call now!

Built in 2022



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2261413    |
| Price          | \$625,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,893       |
| Acres          | 0.08        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1037 Iron Landing Way |
| Subdivision | NONE                  |
| City        | Crossfield            |
| County      | Rocky View County     |
| Province    | Alberta               |
| Postal Code | T0M 0S0               |

## Amenities

|                |                                                                                                                                                                                                       |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                                                                                                                     |
| Parking        | Alley Access, Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Parking Pad, Covered, Enclosed, Garage Door Opener, Garage Faces Front, Insulated, See Remarks, Side By Side, Secured |
| # of Garages   | 2                                                                                                                                                                                                     |

## Interior

|                   |                                                                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s), Bathroom Rough-in, See Remarks |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Electric Oven, See Remarks, Water Softener                |
| Heating           | Central, Forced Air                                                                                                                                                                                 |
| Cooling           | Central Air, Full                                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                                 |

|                 |                                                    |
|-----------------|----------------------------------------------------|
| # of Fireplaces | 1                                                  |
| Fireplaces      | Electric                                           |
| Has Basement    | Yes                                                |
| Basement        | Full, Exterior Entry, Unfinished, Walk-Up To Grade |

## Exterior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard                                                                                                         |
| Lot Description   | Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Level, No Neighbours Behind, Private, Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle                                                                                                                                      |
| Construction      | Wood Frame                                                                                                                                           |
| Foundation        | Poured Concrete                                                                                                                                      |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 16                |
| Zoning         | R-1C              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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