

# \$534,900 - 1032 Iron Landing Way, Crossfield

MLS® #A2233049

**\$534,900**

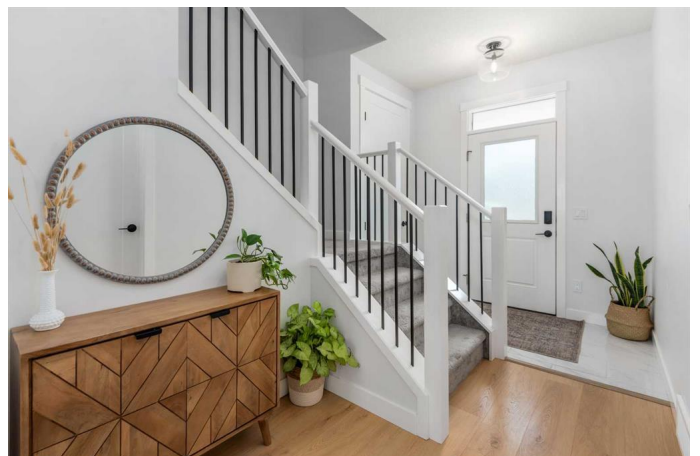
4 Bedroom, 3.00 Bathroom, 1,672 sqft

Residential on 0.08 Acres

NONE, Crossfield, Alberta

AMAZING FAMILY HOME - PREMIUM UPGRADES THROUGHOUT - SEPARATE SIDE ENTRANCE TO BASEMENT - 3+1 BED - 3 FULL BATH Welcome to your dream home!

This custom-built 3 bed, 3 bath two-storey in the heart of CrossField is packed with high-end finishes and thoughtful design—no expense spared. Step into a bright, open-concept main floor with soaring 9-foot ceilings, stylish premium vinyl plank flooring, all premium window coverings, keypad door locks all around and a stunning designer lighting package throughout. At the front, you'll find a bedroom currently being used as a flex room offering lots of versatility. The heart of the home is the gorgeous kitchen featuring gleaming quartz countertops (also in every bathroom), a premium gas cooktop, recessed pot lighting, upgraded stainless steel appliances, and full-height cabinetry that adds both elegance and storage. The spacious dining and living areas are ideal for everything from hosting dinner parties to relaxing with family, complete with a rare full four-piece bathroom on the main level. Upstairs, the primary suite is your private retreat with space for a king-sized bed, a large walk-in closet plus a second closet, and a luxurious spa-inspired ensuite with dual vanities and a sliding glass shower with full-height tile. Your complete laundry room with built in shelving, two generously sized bedrooms and another full four-piece bath finish off the upper level. Outside, enjoy your fully landscaped backyard



with brand-new sod and new premium fencing, a rear deck perfect for BBQ nights, and a safe play space for the kids. The detached double garage features an oversized door to fit larger vehicles, is insulated and heated, and comes wired with 60-amp service—ready for your EV charger. The unfinished basement has its own versatile SIDE ENTRANCE, three big windows, and a bathroom rough-in, offering amazing potential for a legal suite or future development. Located close to schools, shopping, and amenities, this move-in-ready home truly has it all—book your private tour today before it’s gone!

Built in 2023

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2233049    |
| Price          | \$534,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,672       |
| Acres          | 0.08        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 1032 Iron Landing Way |
| Subdivision | NONE                  |
| City        | Crossfield            |
| County      | Rocky View County     |
| Province    | Alberta               |
| Postal Code | T0M 0C1               |

**Amenities**

|                |                                                  |
|----------------|--------------------------------------------------|
| Parking Spaces | 3                                                |
| Parking        | Double Garage Detached, Heated Garage, Insulated |
| # of Garages   | 2                                                |

## Interior

|                   |                                                                                                                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Dishwasher, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings                                                                                                                                 |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                            |
| Cooling           | None                                                                                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                                                                                                                  |
| Fireplaces        | Electric, Living Room                                                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                                                                |
| Basement          | Full, Unfinished                                                                                                                                                                                                                   |

## Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | Other                                                  |
| Lot Description   | Back Yard, Landscaped, Lawn, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                        |
| Construction      | Vinyl Siding, Wood Frame                               |
| Foundation        | Poured Concrete                                        |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 60              |
| Zoning         | R-1C            |

## Listing Details

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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