

\$700,000 - 1120 Iron Landing Way, Crossfield

MLS® #A2241904

\$700,000

3 Bedroom, 3.00 Bathroom, 2,400 sqft

Residential on 0.11 Acres

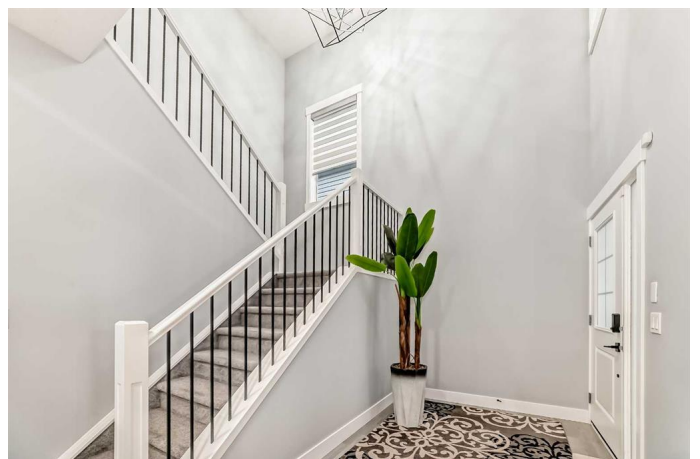
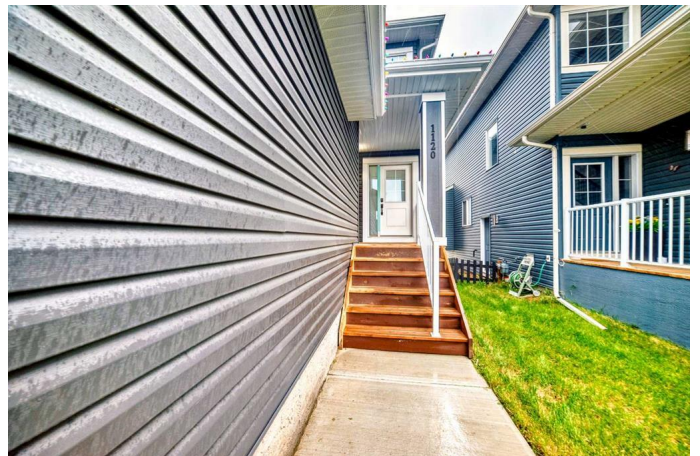
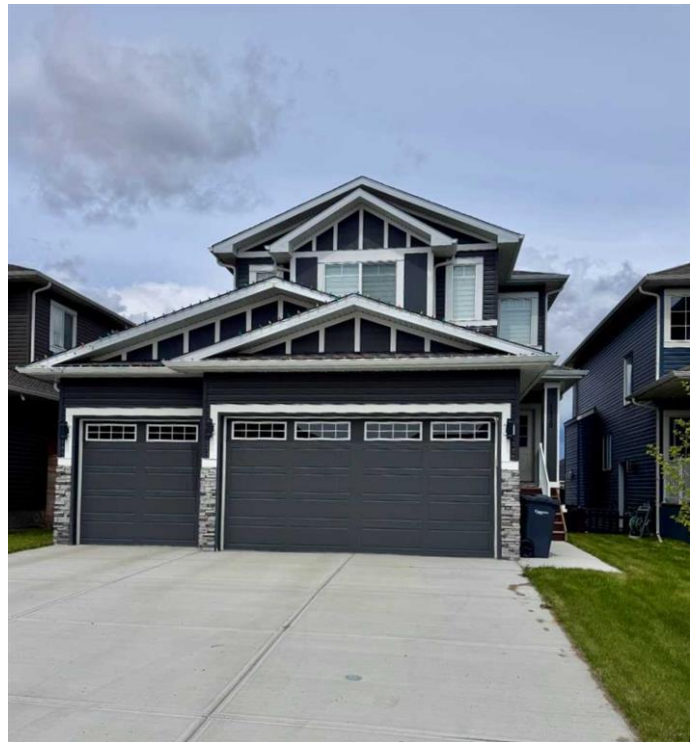
NONE, Crossfield, Alberta

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.

Built in 2022

Essential Information

MLS® #	A2241904
Price	\$700,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,400
Acres	0.11
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1120 Iron Landing Way
Subdivision	NONE
City	Crossfield
County	Rocky View County
Province	Alberta
Postal Code	T0M 0S0

Amenities

Parking Spaces	6
Parking	Triple Garage Attached, Driveway
# of Garages	3

Interior

Interior Features	Bathroom Rough-in, Built-in Features, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s), Chandelier, Recessed Lighting, Soaking Tub, Tray Ceiling(s)
Appliances	Built-In Electric Range, Built-In Oven, Dishwasher, Microwave, Range Hood, Refrigerator
Heating	Central, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Other
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot, Street Lighting, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 21st, 2025
Days on Market	106
Zoning	R-1B

Listing Details

Listing Office	Ko Realty Ltd.
----------------	----------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.