# \$539,900 - 1205 Iron Ridge Avenue, Crossfield

MLS® #A2206617

### \$539,900

home.

3 Bedroom, 3.00 Bathroom, 1,594 sqft Residential on 0.08 Acres

NONE, Crossfield, Alberta

Welcome to The Bowery, where modern luxury meets small-town charm! This beautifully designed 1,598 sq. ft. craftsman-style home features 3 bedrooms and 2.5 bathrooms, offering a perfect blend of comfort and functionalityâ€"ideal for families and individuals seeking their dream

Step inside to experience a living space that seamlessly flows into the centre nook area, adorned with natural-colored luxury vinyl plank flooring throughout the main floor. This layout is

perfect for entertaining guests or relaxing with loved ones.

The heart of the home features a thoughtfully designed kitchen, complete with quartz countertops, White 42― shaker style cabinets and a stunning tile backsplash.

Equipped with a

Whirlpool stainless steel appliance package, including a 36― French door refrigerator, a gas

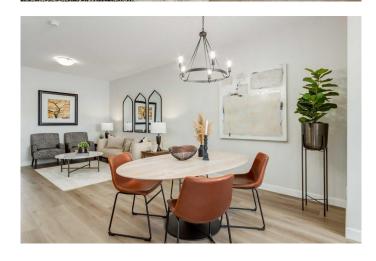
slide-in range, a large-capacity dishwasher, and a Panasonic microwave located in the expansive island, this kitchen is both functional and stylish. A stainless chimney hood fan rises to ceiling height, while the undermounted kitchen sink overlooks your inviting south-facing

backyard.

The upper floor boasts a versatile loft area with a neutral tone plush carpet perfect for family







movie nights or a play zone for kids. This home includes three bedrooms, highlighted by

primary suite featuring a generous walk-in closet. The ensuite also has an upgraded tiled shower with a 60― x 32― fibreglass base. For your convenience, the laundry room is also located

on the upper floor.

Luxury vinyl tile flooring in the upper bathrooms and the second-floor laundry add an elegant

touch.

The exterior of the home showcases a north-facing front and a south-facing backyard, ideal for

soaking up the sun. Triple-pane windows in the Bowery ensure energy efficiency. The home has

a gas line for a BBQ along with a convenient parking pad and a side entrance.

Nestled in the serene town of Crossfield, this home is within walking distance to schools Crossfield Elementary k-5, W.G. Murdoch 6-12. All local amenities, including playgrounds, a

grocery store, a public library, Crossfield Fitness, and cozy coffee shops all within a short

distance. Embrace the tranquility of a small-town lifestyle, complete with big open skies and a

welcoming neighborhood.

Don't miss your opportunity to make The Bowery your new home. Schedule a viewing today and

experience the charm of Crossfield living!

Built in 2025

#### **Essential Information**

MLS® # A2206617 Price \$539,900 Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,594

Acres 0.08

Year Built 2025

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

## **Community Information**

Address 1205 Iron Ridge Avenue

Subdivision NONE

City Crossfield

County Rocky View County

Province Alberta
Postal Code T0M 0S0

#### **Amenities**

Parking Spaces 2

Parking Parking Pad

#### Interior

Interior Features Kitchen Island, Pantry, Quartz Counters, See Remarks

Appliances Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator

Heating Forced Air

Cooling None

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features None

Lot Description Interior Lot, Rectangular Lot

Roof Asphalt Shingle

Construction Mixed

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 28th, 2025

Days on Market 140 Zoning TBD

## **Listing Details**

Listing Office KIC Realty

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.