

# \$716,900 - 1176 Iron Ridge Avenue, Crossfield

MLS® #A2220559

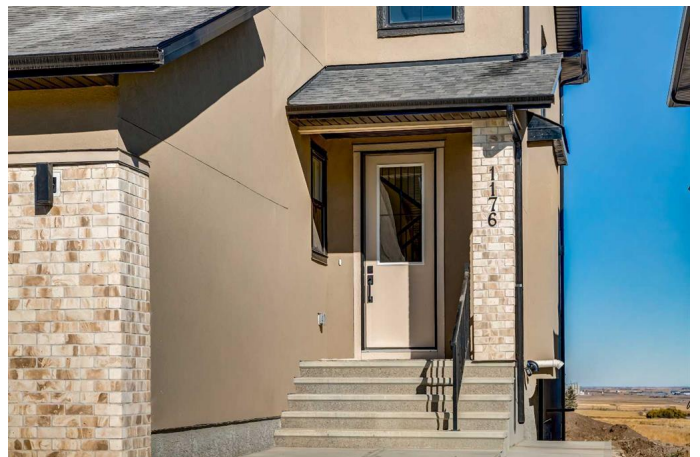
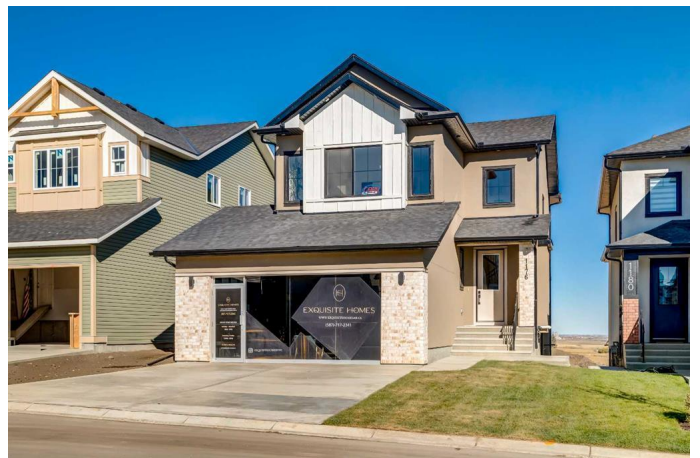
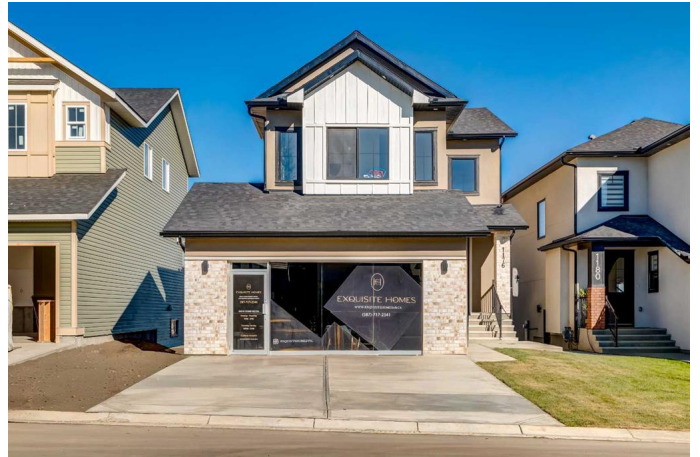
**\$716,900**

4 Bedroom, 3.00 Bathroom, 2,050 sqft

Residential on 0.11 Acres

NONE, Crossfield, Alberta

Welcome to our latest Exquisite SHOWHOME in the town of Crossfield. Just 10 minutes north of Airdrie, 25 minutes from Calgary and 3 minutes off highway 2. This 2050sqft heavily upgraded home consists of 3 bedrooms, 2.5 bathrooms with bespoke finishings such as maple wood detail, shaker with plywood cabinet boxes, black exterior dual pane windows, high end lighting, montigo natural gas fireplace feature, quartz countertops, upgraded black plumbing fixtures with freestanding tub, upgraded black hardware, wide plank Lvp flooring with a drywalled/insulated garage. Exterior also includes beautiful stucco/stone finishes. Full finishes can be provided upon request. Additional features include a large WALKOUT lot, 9FT CEILINGS on all floors, Open concept design, separate entrance, completed landscaping, basement roughed in with plans included. Spend sunny afternoons in the towns parks and playgrounds such as Veterans peace park or checkout the Crossfield Farmers market, the annual demolition Derby, the Rodeo grounds. This rapidly growing town also has amenities such K-12 schools such as Crossfield elementary school and W.G. Murdoch School, which are just short walk away! Find your forever home in this beautiful serene town with connectivity and affordable prices, you'll wonder why you didn't move sooner! Home is almost complete with final finishes/touchups and exterior landscaping remaining.



Built in 2024

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2220559    |
| Price          | \$716,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,050       |
| Acres          | 0.11        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1176 Iron Ridge Avenue |
| Subdivision | NONE                   |
| City        | Crossfield             |
| County      | Rocky View County      |
| Province    | Alberta                |
| Postal Code | T0M0S0                 |

Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 2                                  |
| Parking        | Double Garage Attached, Off Street |
| # of Garages   | 2                                  |

Interior

|                   |                                                                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows, High Ceilings, Pantry |
| Appliances        | Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, ENERGY STAR Qualified Dishwasher                                                                                     |
| Heating           | Forced Air                                                                                                                                                                              |
| Cooling           | None                                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                                     |

|                 |                                            |
|-----------------|--------------------------------------------|
| # of Fireplaces | 1                                          |
| Fireplaces      | Gas                                        |
| Has Basement    | Yes                                        |
| Basement        | Full, Exterior Entry, Unfinished, Walk-Out |

## Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Rain Gutters                                                            |
| Lot Description   | Back Lane, Back Yard, Landscaped, Street Lighting, Backs on to Park/Green Space, Lawn |
| Roof              | Asphalt Shingle                                                                       |
| Construction      | Concrete, Wood Frame, Stucco                                                          |
| Foundation        | Poured Concrete                                                                       |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 170            |
| Zoning         | R-1B           |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | 4th Street Holdings 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.