# \$605,000 - 1161 Iron Ridge Avenue, Crossfield

MLS® #A2234787

## \$605,000

3 Bedroom, 3.00 Bathroom, 1,672 sqft Residential on 0.09 Acres

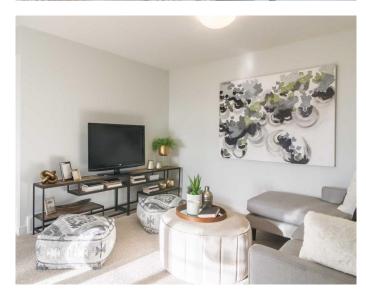
NONE, Crossfield, Alberta

Built by Calgary and area builder Alliston at Home, this standout 3- bedroom, 2.5-bath beauty sits in the heart of Crossfield's sought-after Iron Landing communityâ€"just steps from Veterans Peace Park and within walking distance to

Crossfield Elementary and W.G. Murdoch Schools. This home will be ready for possession September 2025! Welcome to your next homeâ€"a beautifully designed space where comfort meets style! Step inside and be wowed by the bright, open layout. The living room is full of natural light thanks to large windows and a stunning open-to-above feature. Sleek upgraded railings and durable vinyl plank flooring give the space a fresh, modern vibe that's easy to maintain. The kitchen is a showstopperâ€"complete with stainless steel Whirlpool appliances, quartz countertops, an integrated kitchen island, and plenty of modern charcoal cabinetry. Whether you're cooking for the family or entertaining friends, this space is as functional as it is beautiful. The connected dining area flows right out to a large backyardâ€"perfect for summer BBQs and outdoor hangs. Upstairs, you'II find three bedrooms and a versatile bonus roomâ€"ideal for a playroom, office, or chill zone. The spacious primary suite features a walk-in closet and a luxe ensuite with dual sinks, quartz counters, and a three-wall tiled walk-in shower. Two additional bedrooms share a stylish 3-piece bathroomâ€"great for growing families or







hosting guests. The unfinished basement is full of potential, with a side entrance, rough-ins for a bathroom, wet bar, and secondary laundryâ€"ideal for a future legal suite (pending town approval). Enjoy sunny days in your south-facing backyard or get your hands dirty in the garden. The front yard landscaping comes with a tree from the developerâ€"just one more thoughtful detail that makes this house special and ready to call home. With a double attached garage for all your parking and storage needs, this home truly has it all. It's the perfect blend of space, style, and suburban serenityâ€"just ten minutes outside the city. Photos are representative.

#### Built in 2025

### **Essential Information**

MLS® # A2234787 Price \$605,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,672
Acres 0.09
Year Built 2025

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 1161 Iron Ridge Avenue

Subdivision NONE

City Crossfield

County Rocky View County

Province Alberta
Postal Code T0M 0S0

#### **Amenities**

Parking Spaces

Parking Double Garage Attached

4

# of Garages 2

### Interior

Interior Features Double Vanity, Kitchen Island, Pantry, Stone Counters, Walk-In Closet(s)

Appliances Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s)

Heating Forced Air

Cooling None

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features None

Lot Description Back Lane, See Remarks

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 26th, 2025

Days on Market 64

Zoning R-1C

## **Listing Details**

Listing Office KIC Realty

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