

# \$720,000 - 1176 Iron Ridge Avenue, Crossfield

MLS® #A2220559

**\$720,000**

3 Bedroom, 3.00 Bathroom, 2,050 sqft

Residential on 0.11 Acres

NONE, Crossfield, Alberta

Welcome to our latest Exquisite Home in the tranquil city of Crossfield. Just 9 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	\$720,000
Bedrooms	3
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	High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Low Flow Plumbing Fixtures, Separate Entrance
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, ENERGY STAR Qualified Dishwasher, Gas Range
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	None, Unfinished, Exterior Entry

## Exterior

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

## Additional Information

Date Listed	May 15th, 2025
Days on Market	52
Zoning	R-1B

## Listing Details

Listing Office	4th Street Holdings Ltd.
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