# \$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.







### **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 Off Street, Double Garage Attached

# of Garages 2

#### Interior

Interior Features High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Natural

Woodwork, No Animal Home, No Smoking Home, Open Floorplan,

Pantry, Quartz Counters, Separate Entrance, Vinyl Windows

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 169
Zoning R-1B

# **Listing Details**

Listing Office 4th Street Holdings Ltd.

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