\$549,900 - 1161 Iron Ridge Avenue, Crossfield

MLS® #A2234787

\$549,900

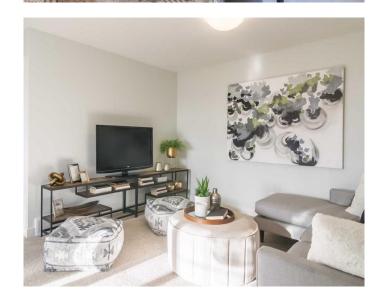
3 Bedroom, 3.00 Bathroom, 1,672 sqft Residential on 0.09 Acres

NONE, Crossfield, Alberta

Immediate Possession! Built by Calgary and area builder Alliston at Home, this standout 3bedroom, 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. 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 \$549,900

Bedrooms 3

3.00 Bathrooms

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

1161 Iron Ridge Avenue Address

Subdivision NONE

City Crossfield

County **Rocky View County**

Province Alberta **TOM 0S0** Postal Code

Amenities

Parking Spaces 4

Parking Double Garage Attached

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

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 128
Zoning R-1C

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.