

# \$499,900 - 1205, Iron Ridge Avenue, Crossfield

MLS® #A2264031

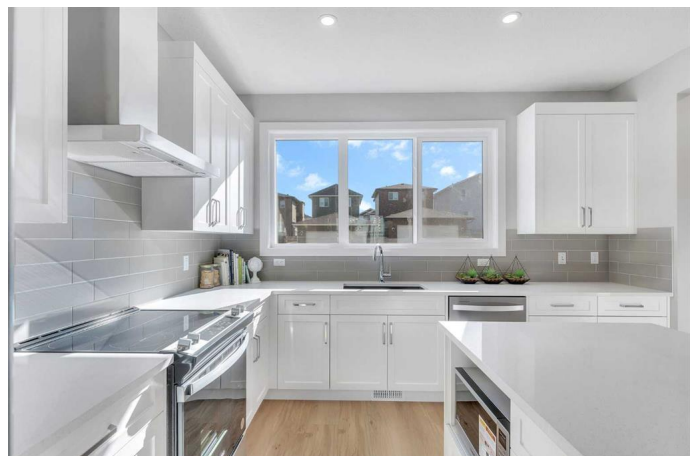
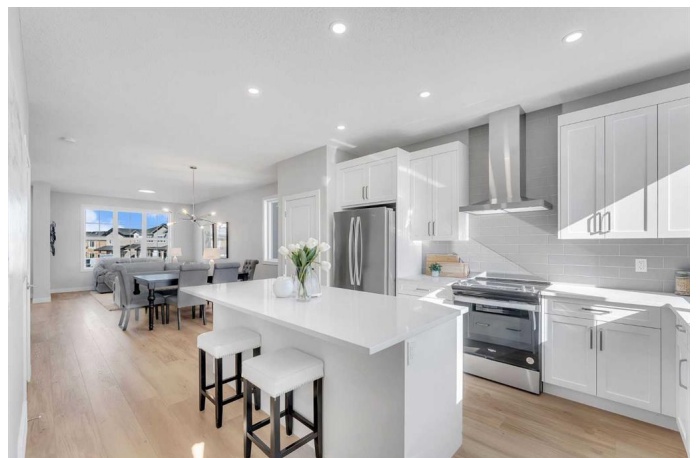
**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,602 sqft

Residential on 0.08 Acres

NONE, Crossfield, Alberta

Welcome to this stunning, brand-new Alliston at Home build, where integrity and quality are never compromised and ready for immediate possession. Offering over 1,600 sq. ft. of modern living space and beautiful finishes, this home strikes the perfect balance between elegance and everyday comfort. Step inside and be greeted by a bright, open-concept main floor with airy 9'™ ceilings, stylish wide plank vinyl flooring, and a color palette that will please. Sunlight pours in through triple-pane windows, highlighting the spacious front living room and inviting dining area. At the heart of the home, the kitchen gleams with quartz countertops, sleek stainless steel appliances, ample 42"• cabinetry, and a generous island that's just waiting for weekend brunches and lively gatherings. A handy nook, dedicated pantry, mudroom, and powder room make daily routines a breeze. Upstairs, a serene primary suite will be your favorite retreat, welcoming you with a walk-in closet and a private ensuite. A central loft offers the perfect cozy corner to unwind, adding separation from the two additional bedrooms. A full bathroom and a convenient upstairs laundry room keep everything beautifully organized and comfortable. The unfinished basement, with its 9-foot ceilings and private side entrance, is a blank canvas brimming with possibility. Out back, the sunny west-facing yard is ready for your personal touch, and with the option to build your dream garage, you can create the perfect outdoor oasis. Tucked away in Iron



Landing, one of Crossfield’s best-kept secrets, this community blends small-town charm with easy access to the highway, nearby schools, and parks. Head to Stacks and grab your morning coffee, enjoy lunch at Shorty’s Fish and Chips, treat yourself to a Donut Man donut, then go work it all off at Crossfield Fitness, Spin, or Yoga. Life moves a little slower in Crossfield, and new homes offer significant value. This is where new memories are waiting to be made, and it is a great place to call home.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2264031    |
| Price          | \$499,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,602       |
| Acres          | 0.08        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 1205, Iron Ridge Avenue |
| Subdivision | NONE                    |
| City        | Crossfield              |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T0M 0S0                 |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 2 |
|----------------|---|

|         |             |
|---------|-------------|
| Parking | Parking Pad |
|---------|-------------|

## Interior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)      |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator |
| Heating           | Forced Air                                                      |
| Cooling           | None                                                            |
| Has Basement      | Yes                                                             |
| Basement          | Full                                                            |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | BBQ gas line             |
| Lot Description   | Rectangular Lot          |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 13th, 2025 |
| Days on Market | 17                 |
| Zoning         | R-1C               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | LPT Realty |
|----------------|------------|

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