\$700,000 - 1176 Iron Ridge Avenue, Crossfield

MLS® #A2220559

\$700,000

4 Bedroom, 3.00 Bathroom, 2,050 sqft Residential on 0.11 Acres

NONE, Crossfield, Alberta

Special Builder's Promotion: Homes with conditions waived before December 15, 2025 qualify for a FREE basement development with a separate side entrance. See supplements for full details. 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.

1

Built in 2024

Half Baths

Essential Information

MLS® # A2220559 Price \$700,000

Bedrooms 4
Bathrooms 3.00
Full Baths 2

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, Vinyl Windows, Kitchen Island, Low Flow Plumbing

Fixtures, No Animal Home, No Smoking Home, Natural Woodwork,

Open Floorplan, Pantry, Quartz Counters, Separate Entrance

Appliances Dishwasher, Dryer, ENERGY STAR Qualified Dishwasher, Gas Range,

Microwave, Refrigerator, Range Hood

Heating Forced Air

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full

Exterior

Exterior Features BBQ gas line, Rain Gutters

Lot Description Back Lane, Backs on to Park/Green Space, Back Yard, Lawn,

Landscaped, Street Lighting

Roof Asphalt Shingle

Construction Concrete, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 15th, 2025

Days on Market 175
Zoning R-1B

Listing Details

Listing Office 4th Street Holdings Ltd.

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