

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

MLS® #A2190555

**\$720,000**

3 Bedroom, 3.00 Bathroom, 2,050 sqft

Residential on 0.11 Acres

NONE, Crossfield, Alberta

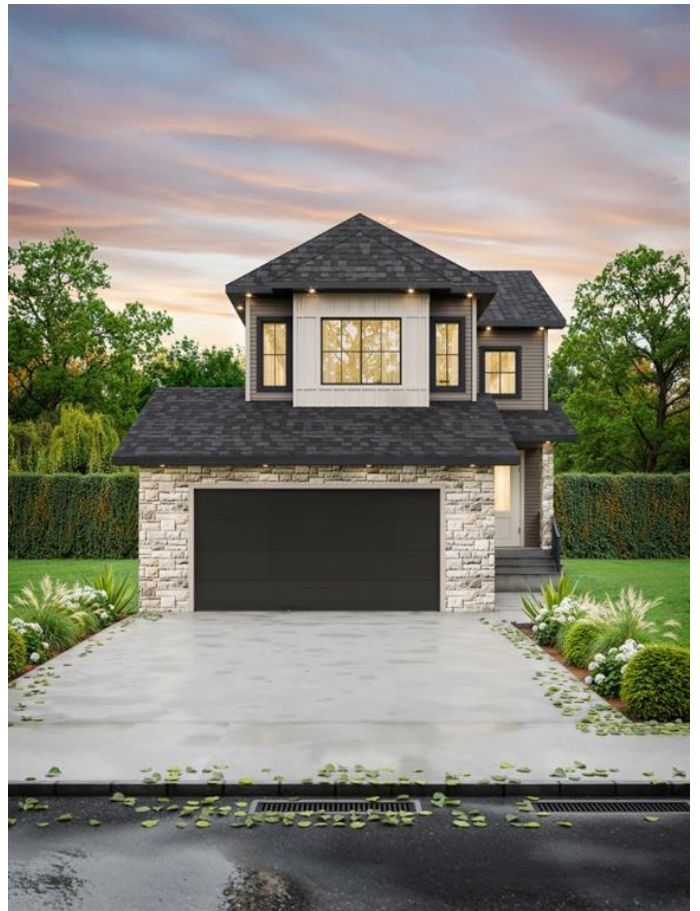
Welcome to our latest Exquisite Home in the tranquil city of Crossfield. Just 9 minutes north of Airdrie, 25 minutes from Calgary and 3 minutes off highway 2. This home consists of 3 bedrooms, 2.5 bathrooms with bespoke finishings such as maple wood detail, shaker with plywood cabinet boxes, black exterior dual pane windows, high end lighting, natural gas fireplace feature, quartz countertops, Lvp flooring. Full finishes can be provided upon request or customized to your individual preferences. 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 estimated for completion in Spring 2025

Built in 2024

## Essential Information

MLS® #

A2190555



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, 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	Exterior Entry, None, Unfinished



## Exterior

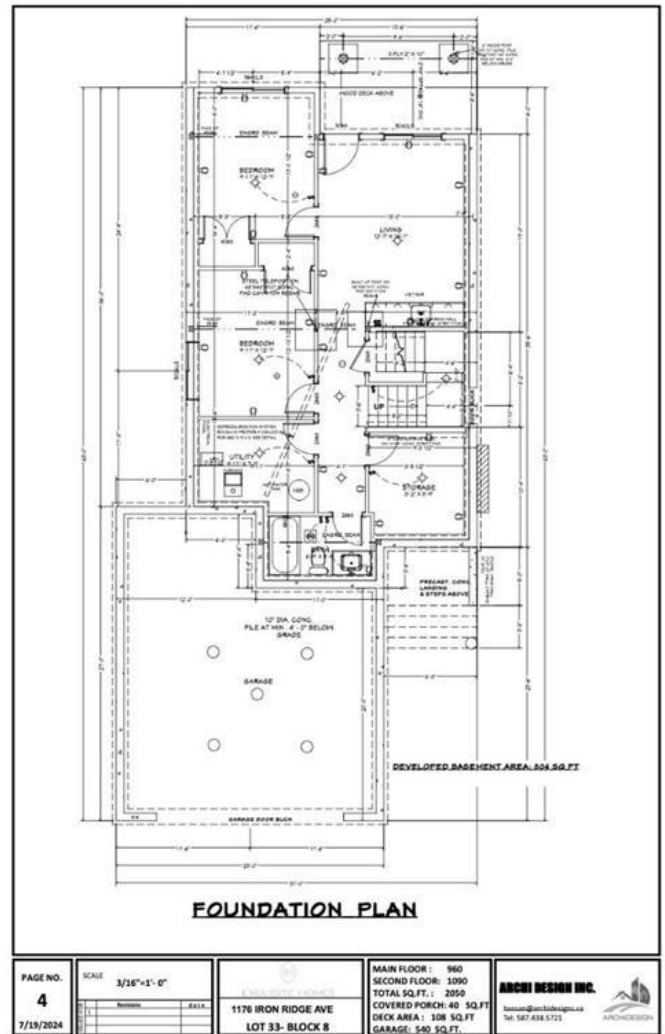
Exterior Features BBQ gas line, Rain Gutters  
Lot Description Back Lane, Back Yard, Back  
Lawn, Street Lighting  
Roof Asphalt Shingle  
Construction Concrete, Stucco, Vinyl Siding  
Foundation Poured Concrete

## Additional Information

Date Listed January 27th, 2025  
Days on Market 72  
Zoning R-1B

## Listing Details

Listing Office RE/MAX Real Estate (Central)



Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.