

# \$750,000 - 1192 Iron Ridge Avenue, Crossfield

MLS® #A2178176

**\$750,000**

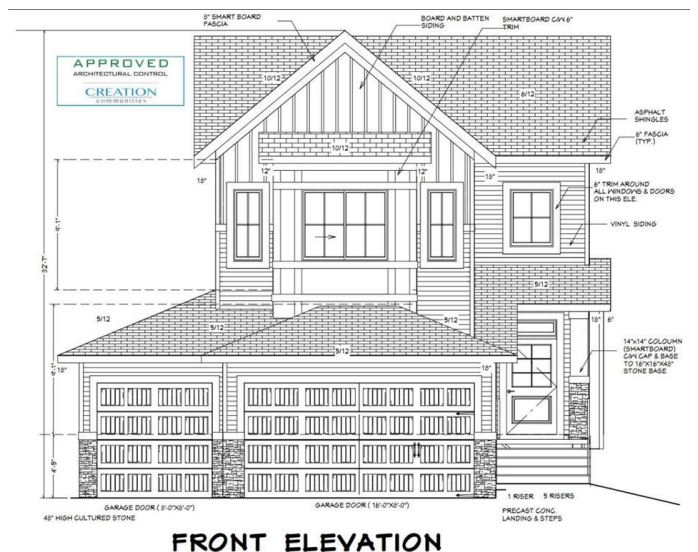
3 Bedroom, 3.00 Bathroom, 2,211 sqft

Residential on 0.15 Acres

NONE, Crossfield, Alberta

Welcome to an extraordinary opportunity to own a custom-designed Exquisite Home on a 6,360 sqft corner lot in Crossfield. This stunning two-story, pre-construction home offers 2,211 sqft of carefully crafted living space, an 873 sqft walk-out basement, and a triple-car garage, totaling over 3,000 sqft. From the moment you step in, youâ€™™ll notice the attention to detail, with soaring 9-foot ceilings on each floor, adding a sense of space and light. Enjoy the front porch, perfect for morning coffee, and the spacious deck off the main floor, ideal for family gatherings and summer barbecues. The open-concept main floor is designed for comfort and modern elegance, centered around a chefâ€™™s dream kitchen with a sizable island, sleek quartz countertops, premium stainless-steel appliances, and shaker cabinets crafted from durable plywood. Adjacent to the kitchen, a walk-in pantry and breakfast nook add charm and functionality. The sunlit living room offers relaxation with a linear gas Montigo fireplace, vinyl plank flooring, and refined maple accents. Bold black dual-pane windows frame serene views, adding sophistication. This floor also includes a large office, mudroom, and side entrance, enhancing convenience for daily living.

Upstairs, the primary suite is a luxurious retreat with tray ceilings, a stunning 5-piece ensuite (dual vanities, soaker tub, and separate shower), and a spacious walk-in



closet. Two additional bedrooms, each with its own walk-in closet, provide ample room for family or guests, along with a full 4-piece bathroom. A convenient laundry room with a sink simplifies routines, and a versatile bonus room offers space for a playroom, home theater, or lounge.

The lower level, accessible by a separate rear entrance, opens to a walk-out basement with a concrete pad beneath the main-floor deck. The undeveloped basement is perfect for transformation into a rec area or a potential revenue-generating secondary suite (subject to approval and permitting by the city/municipality).

Set in the welcoming Iron Landing community, this home is close to parks, playgrounds, and top-rated schools like Crossfield Elementary and W.G. Murdoch School. Enjoy the peaceful charm of Crossfield, with Airdrie just 10 minutes away, Calgary 25 minutes, and easy access to Highway 2. Scheduled for completion in March 2025, this home offers the chance to choose from bespoke finishes, making it a true reflection of your style. (Photos shown are from a previous project; Our latest show home is near completion, with just a few finishing touches remaining.) Donâ€™t miss this exceptional propertyâ€”contact us today to make it yours!

Built in 2025

**Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | A2178176  |
| Price      | \$750,000 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |

|                |             |
|----------------|-------------|
| Square Footage | 2,211       |
| Acres          | 0.15        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1192 Iron Ridge Avenue |
| Subdivision | NONE                   |
| City        | Crossfield             |
| County      | Rocky View County      |
| Province    | Alberta                |
| Postal Code | T0M 0S0                |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Parking Spaces | 6                                          |
| Parking        | Garage Door Opener, Triple Garage Attached |
| # of Garages   | 3                                          |

### Interior

|                   |                                                                                                                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Wet Bar, Tray Ceiling(s) |
| Appliances        | Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer                                                                                                                                                                               |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                                                                                                                                   |
| Cooling           | Rough-In                                                                                                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                       |
| Fireplaces        | Family Room, Gas                                                                                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                                                                                                     |
| Basement          | Full, Unfinished, Walk-Out, Exterior Entry                                                                                                                                                                                                              |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard, Rain Gutters                        |
| Lot Description   | Back Lane, Back Yard, Interior Lot, Landscaped, Rectangular Lot |

|              |                                           |
|--------------|-------------------------------------------|
| Roof         | Asphalt Shingle                           |
| Construction | Concrete, Stone, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                           |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | December 30th, 2024 |
| Days on Market | 113                 |
| Zoning         | R-1B                |

**Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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.