

# \$728,000 - 1209 Iron Ridge Avenue, Crossfield

MLS® #A2221877

**\$728,000**

3 Bedroom, 3.00 Bathroom, 2,120 sqft

Single Family on 0.14 Acres

N/A, Crossfield, Alberta

Welcome to your dream home in the serene and charming town of Crossfield. Situated just 9 minutes north of Airdrie, 25 minutes from Calgary, and only 3 minutes off Highway 2, this custom Exquisite Home offers the perfect blend of luxury and convenience. Spanning close to 2,200 square feet of above-grade living space with an additional 835 square feet of unfinished basement, this CORNER LOT home provides a total of over 3000 square feet of living area. The residence features 3 spacious bedrooms and 2.5 elegantly designed bathrooms, highlighted by exquisite finishes such as stunning Maple details, slim shaker-style cabinetry with plywood boxes, sleek black exterior dual-pane windows, high-end lighting, and durable wide plank LVP flooring. We offer the flexibility to provide full finishes upon request or customize them to your individual taste. The main floor boasts an open concept design/open to below that seamlessly connects the kitchen, dining nook, and great room, ideal for modern living and entertaining. The kitchen features a large island with quartz countertops and upgraded lighting fixtures, creating a stylish and functional space. A cozy montigo natural gas fireplace adds warmth and charm to the great room. The main floor also includes a convenient spice pantry, a study room, a mudroom, and 9-foot ceilings that enhance the feeling of spaciousness. Large windows flood the space with natural light, enhancing the airy atmosphere. Outside, you'll find a triple-car



detached garage, a private front deck, and acrylic stucco throughout the exterior with stone . On the second floor, enjoy the grandeur of 9-foot ceilings throughout, including in the spacious bonus room with an open-to-below concept that adds to the home’s luxurious feel. The master suite features a 5-piece ensuite and a generous walk-in closet, while the second bedroom includes its own walk-in closet. The third bedroom, along with an upper-floor laundry room, provides additional convenience. Each bed room is enhanced with elegant tray ceilings, adding a touch of sophistication. The undeveloped basement offers a wealth of potential, featuring rough-ins and a side entrance. It can be customized based on your preferences, allowing you to tailor the space to suit your needs. Spend your sunny afternoons exploring local parks and playgrounds such as Veterans Peace Park, visiting the lively Crossfield Farmers Market, or attending exciting community events like the annual demolition derby and rodeo. Crossfield, a rapidly growing town, offers essential amenities including K-12 schools such as Crossfield Elementary and W.G. Murdoch School, both just a short walk away. This beautiful, tranquil town combines connectivity with affordable living, making it the ideal place to call home. Slated for completion in summer 2025. Pictures shown are from a previous project, Come visit our stunning show home in Iron Landing for additional details. Don’t miss the chance to make this enchanting town your forever Home! (id:6289)

Built in 2025

**Essential Information**

Listing #	A2221877
Price	\$728,000
Bedrooms	3



Bathrooms	3.00
Half Baths	1
Square Footage	2,120
Acres	0.14
Year Built	2025
Type	Single Family
Sub-Type	Freehold

## Community Information

Address	1209 Iron Ridge Avenue
Subdivision	N/A
City	Crossfield
Province	Alberta
Postal Code	T0M0S0

## Amenities

Amenities	Golf Course, Park, Playgroun
Features	Back lane, PVC window, N BBQ Hookup
Parking Spaces	3
Parking	Detached Garage
# of Garages	3

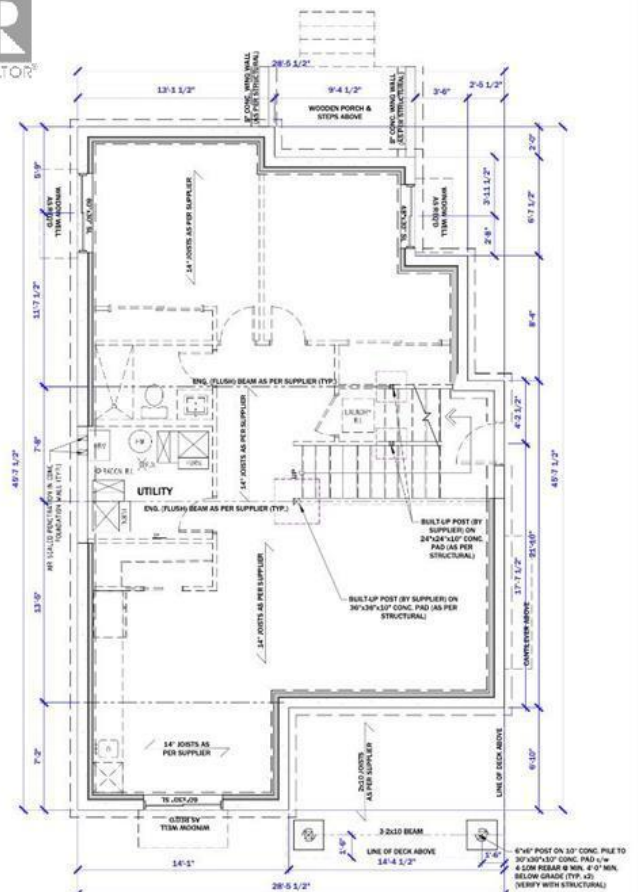
## Interior

Appliances	Washer, Refrigerator, Range - Gas, Dishwasher, Dryer, Hood Fan
Heating	Forced air
Cooling	See Remarks
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Basement	Separate entrance

## Exterior

Exterior	Concrete, Stucco
Exterior Features	Landscaped
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

## Listing Details



### UNDEVELOPED BSMT PLAN

SCALE: 1/4" = 1'-0"

CEILING HT: 9'-0"

NET UNDEY. AREA: 969 SQ.FT.

NOTE: BASEMENT IS UNDEVELOPED. LAYOUT SHOWN IS FOR REFERENCE ONLY



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