

# \$749,900 - 1184 Iron Ridge Avenue, Crossfield

MLS® #A2234426

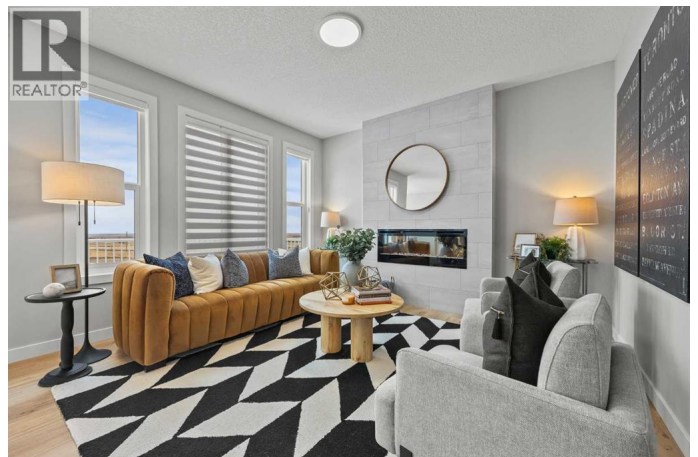
**\$749,900**

3 Bedroom, 3.00 Bathroom, 1,919 sqft

Single Family on 0.10 Acres

N/A, Crossfield, Alberta

Donâ€™t miss this rare opportunity to own a professionally designed and fully upgraded showhome, now available for purchase with a leaseback option! Receive a 5% return on the purchase price while your home is being utilized as a show home. Built by Calgary and area builder Alliston at Home, this standout 3-bedroom, 2.5-bath beauty sits in the heart of Crossfieldâ€™s sought-after Iron Landing communityâ€”just steps from Veterans Peace Park and within walking distance to Crossfield Elementary and W.G. Murdoch Schools and ONLY ten minutes North of Airdrie. Small town charm near big city amenities, get the best of both worlds here. With over 1,900 sq. ft. of thoughtfully designed living space, this home blends modernstyle with total functionality. Youâ€™ll love the bright, airy vibe from the moment you walk in, thanks to the 9â€™ ceilings, open-to-below entry, and a mix of matte black and stainless- steel fixtures that add just the right amount of edge. At the heart of the home is a chef-inspired kitchen decked out with Whirlpool appliances, perfect for casual family dinners or hosting friends. The open-concept great room features a cozy electric fireplace and flows seamlessly into the dining areaâ€”ideal for both chill nights in and big get-togethers. Need space for your vehicles and your gear? The oversized tandem garage fits up to 3 vehicles, with extra room for storage (or even a future golf simulator setup). Upstairs, youâ€™ll find, 3 spacious bedrooms with the primary bedroom having a dreamy



5-piece spa like ensuite consisting of dual sinks, a soaker tub and a huge 60x36 shower that leads you into your large walk-in closet. The large bonus room offers additional living space and a full laundry room complete with Whirlpool washer and dryer. The unfinished walk-out basement with 9â€™™ ceilings and plumbing rough-in gives you a head start on future developmentâ€”think rec room, guest suite, home gym, or all three. Outside, enjoy your north-facing deck, perfect for morning coffee or sunset unwinds. Bonus features include air conditioning, luxury vinyl plank flooring throughout the main, triple-pane windows, front yard landscaping + tree and showhome worthy upgrades throughout.

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Built in 2025

**Essential Information**

Listing #	A2234426
Price	\$749,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,919
Acres	0.10
Year Built	2025
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	1184 Iron Ridge Avenue
Subdivision	N/A
City	Crossfield
Province	Alberta
Postal Code	T0M0S0

**Amenities**

Amenities	Park, Schools
Features	See remarks, Other
Parking Spaces	5
Parking	Attached Garage
# of Garages	3

## Interior

Appliances	Washer, Refrigerator, Gas stove(s), Dishwasher, Dryer, Microwave, Hood Fan, Window Coverings
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Basement	Walk out

## Exterior

Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office KIC Realty



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