

# \$746,000 - 1192 Iron Ridge Avenue, Crossfield

MLS® #A2262320

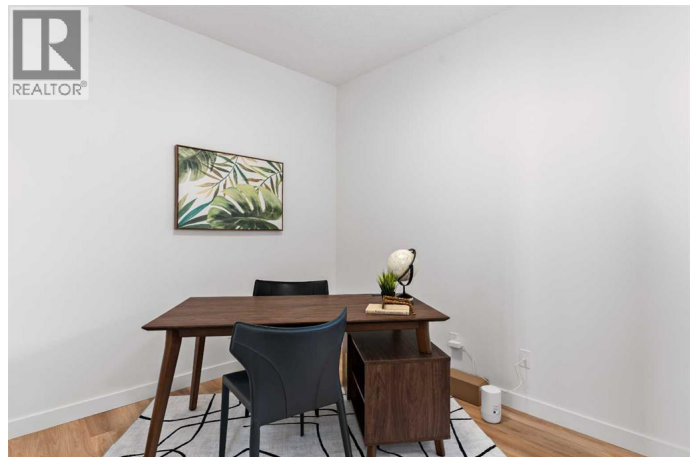
**\$746,000**

3 Bedroom, 3.00 Bathroom, 2,200 sqft

Single Family on 0.15 Acres

N/A, 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 upgraded two-story home offers 2,211 sqft of carefully crafted living space, an 873 sqft undeveloped 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 textured 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 and, wide plank luxury vinyl plank flooring, (Full feature sheet can be provided upon request). Bold black dual-pane windows frame serene views, adding sophistication alongside our durable stucco exterior with stone accents. 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 August 2025, this home offers the chance to choose from bespoke finishes, making it a true reflection of your style. Photos shown are from our show home in Iron Landing. Donâ€™t miss this exceptional propertyâ€”contact us today to make it yours! (id:6289)

Built in 2025

Essential Information

Listing #	A2262320
Price	\$746,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	2,200
Acres	0.15
Year Built	2025
Type	Single Family

Sub-Type Freehold

## Community Information

Address 1192 Iron Ridge Avenue  
Subdivision N/A  
City Crossfield  
Province Alberta  
Postal Code T0M0S0

## Amenities

Amenities Golf Course, Park, Playground, Recreation Nearby, Schools, Shopping  
Features Back lane, Wet bar, PVC window, No Animal Home, No Smoking Home, Gas BBQ Hookup  
Parking Spaces 6  
Parking Attached Garage  
# of Garages 3

## Interior

Appliances Washer, Refrigerator, Range - Gas, Dishwasher, Dryer, Microwave, Hood Fan  
Heating Natural gas Other, Forced air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
# of Stories 2  
Basement Separate entrance, Walk out

## Exterior

Exterior Concrete, Stone, Vinyl siding  
Exterior Features Landscaped  
Construction Poured concrete, Wood frame  
Foundation Poured Concrete

## Listing Details

Listing Office 4th Street Holdings Ltd.



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Listing information last updated on October 12th, 2025 at 9:16pm CDT