



GRASSROOTS
REALTY GROUP

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1176 Iron Ridge Avenue
Crossfield, Alberta

MLS # A2220559



\$716,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,050 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, S		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, None, Unfinished	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-
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		
Inclusions:	N/A		

Welcome to our latest Exquisite SHOWHOME in the town of Crossfield. Just 10 minutes north of Airdrie, 25 minutes from Calgary and 3 minutes off highway 2. This 2050sqft heavily upgraded 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, montigo natural gas fireplace feature, quartz countertops, upgraded black plumbing fixtures with freestanding tub, upgraded black hardware, wide plank Lvp flooring with a drywalled/insulated garage. Exterior also includes beautiful stucco/stone finishes. Full finishes can be provided upon request. 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 almost complete with final finishes/touchups and exterior landscaping remaining.