



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**1184 Iron Ridge Avenue
Crossfield, Alberta**

MLS # A2234426



\$699,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,919 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1C
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Stone Counters, Walk-In Closet(s)		

Inclusions:	NA
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Don't miss this rare opportunity to own a professionally designed and fully upgraded showhome! Built by Calgary and area builder Alliston at Home, this standout 3-bedroom, 2.5-bath beauty sits in the heart of Crossfield's sought-after Iron Landing community—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 modern style with total functionality. You'll love the bright, airy vibe from the moment you walk in, thanks to the ' 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 area—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, you'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 ' ceilings and plumbing rough-in gives you a head start on future development—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.