

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

## 1157 Iron Ridge Avenue Crossfield, Alberta

MLS # A2234428



\$547,000

NONE Division: Residential/House Type: Style: 2 Storey Size: 1,710 sq.ft. Age: 2025 (0 yrs old) **Beds:** Baths: 2 full / 1 half Garage: Double Garage Attached Lot Size: 0.09 Acre Lot Feat: Other

<b>Heating:</b> For	orced Air	Water:	-
Floors: Ca	arpet, Tile, Vinyl Plank	Sewer:	-
Roof: As	sphalt Shingle	Condo Fee:	-
Basement: Fu	ull	LLD:	-
Exterior: W	/ood Frame	Zoning:	R-1C
Foundation: Po	oured Concrete	Utilities:	-

Features: Bathroom Rough-in, Double Vanity, Kitchen Island, See Remarks, Separate Entrance, Stone Counters

Inclusions: NS

Immediate possession! 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. Welcome to your next home—a beautifully designed space where comfort meets style! Step inside and be wowed by the bright, open layout. The living room is full of natural light thanks to large windows and a stunning open-to-above feature. Sleek upgraded railings and durable vinyl plank flooring give the space a fresh, modern vibe that's easy to maintain. The kitchen is a showstopper—complete with stainless steel Whirlpool appliances, quartz countertops, an integrated kitchen island, and plenty of crisp white cabinetry. Whether you're cooking for the family or entertaining friends, this space is as functional as it is beautiful. The connected dining area flows right out to a large backyard—perfect for summer BBQs and outdoor hangs. Upstairs, you'll find three bedrooms and a versatile bonus room—ideal for a playroom, office, or chill zone. The spacious primary suite features a walk-in closet and a luxe ensuite with dual sinks, quartz counters, and a three-wall tiled walk-in shower. Two additional bedrooms share a stylish 3-piece bathroom—great for growing families or hosting guests. The unfinished basement is full of potential, with a side entrance, rough-ins for a bathroom, wet bar, and secondary laundry—ideal for a future legal suite (pending town approval). Enjoy sunny days in your south-facing backyard or get your hands dirty in the garden. The front yard landscaping comes with a tree from the developer—just one more thoughtful detail that makes

