



GRASSROOTS
REALTY GROUP

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**1161 Iron Ridge Avenue
Crossfield, Alberta**

MLS # A2234787



\$605,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,672 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, See Remarks		

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

Inclusions:	NA
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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. This home will be ready for possession September 2025! 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 modern charcoal 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 this house special and ready to call home. With a double attached garage for all your parking and storage needs, this home truly has it all. It's the perfect blend of space, style, and suburban serenity—just ten minutes outside the city. Photos are representative.