



GRASSROOTS
REALTY GROUP

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1173 Iron Ridge Avenue
Crossfield, Alberta

MLS # A2262319



\$668,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,960 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Separate/Exterior Entry, Unfinished	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-1C
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows		
Inclusions:	N/A		

Welcome to our custom Exquisite Home in the tranquil city of Crossfield. Just 9 minutes north of Airdrie, 25 minutes from Calgary and 3 minutes off highway 2. This almost 2000sqft UPGRADED home consists of 3 bedrooms, 2.5 bathrooms with bespoke finishings such as refined maple accents, upgraded plywood cabinet boxes, black exterior dual pane windows, high end lighting, natural montigo gas fireplace feature, quartz countertops and wide plank Lvp flooring. Full finishes can be provided upon request. Additional features include a 10FT ceiling on the main, stucco and stone exterior, separate entrance, completed landscaping, basement roughed in, insulated/drywalled attached garage. 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 will wonder why you didn't move sooner! Home is estimated for completion in Summer 2025.