



GRASSROOTS
REALTY GROUP

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1192 Iron Ridge Avenue
Crossfield, Alberta

MLS # A2262320



\$746,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,200 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Garage Door Opener, Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Separate/Exterior Entry, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: N/A

Welcome to an extraordinary opportunity to own a custom-designed Exquisite Home on a 6,360 sqft corner lot in Crossfield. This stunning upgraded two-story home offers 2,211 sqft of carefully crafted living space, an 873 sqft undeveloped walk-out basement, and a triple-car garage, totaling over 3,000 sqft. From the moment you step in, you'll notice the attention to detail, with soaring 9-foot ceilings on each floor, adding a sense of space and light. Enjoy the front porch, perfect for morning coffee, and the spacious deck off the main floor, ideal for family gatherings and summer barbecues. The open-concept main floor is designed for comfort and modern elegance, centered around a chef's dream kitchen with a sizable island, sleek quartz countertops, premium stainless-steel appliances, and textured cabinets crafted from durable plywood. Adjacent to the kitchen, a walk-in pantry and breakfast nook add charm and functionality. The sunlit living room offers relaxation with a linear gas Montigo fireplace and, wide plank luxury vinyl plank flooring, (Full feature sheet can be provided upon request). Bold black dual-pane windows frame serene views, adding sophistication alongside our durable stucco exterior with stone accents. This floor also includes a large office, mudroom, and side entrance, enhancing convenience for daily living. Upstairs, the primary suite is a luxurious retreat with tray ceilings, a stunning 5-piece ensuite (dual vanities, soaker tub, and separate shower), and a spacious walk-in closet. Two additional bedrooms, each with its own walk-in closet, provide ample room for family or guests, along with a full 4-piece bathroom. A convenient laundry room with a sink simplifies routines, and a versatile bonus room offers space for a playroom, home theater, or lounge. The lower level, accessible by a separate rear entrance, opens to a walk-out basement with a

concrete pad beneath the main-floor deck. The undeveloped basement is perfect for transformation into a rec area or a potential revenue-generating secondary suite (subject to approval and permitting by the city/municipality). Set in the welcoming Iron Landing community, this home is close to parks, playgrounds, and top-rated schools like Crossfield Elementary and W.G. Murdoch School. Enjoy the peaceful charm of Crossfield, with Airdrie just 10 minutes away, Calgary 25 minutes, and easy access to Highway 2. Scheduled for completion in August 2025, this home offers the chance to choose from bespoke finishes, making it a true reflection of your style. Photos shown are from our show home in Iron Landing. Don't miss this exceptional property—contact us today to make it yours!