



**GRASSROOTS**  
REALTY GROUP

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**1172 Iron Ridge Avenue  
Crossfield, Alberta**

**MLS # A2268768**



**\$625,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,909 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Oversized, Tandem, Triple Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-C
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows		

**Inclusions:** Refrigerator, Gas Range, Chimney Hood Fan, Dishwasher, Microwave

Start the new year off in your brand-new, stunning Alliston at Home new build in Iron Landing. This home offers exceptional design, thoughtful details, and timeless style. With 3 bedrooms and 2.5 bathrooms, and a double garage with an additional tandem parking stall, there's room for your family, vehicles, toys, or hobbies! Step inside to a grand, open-to-above front entrance, showcasing soaring ceilings and wide-plank vinyl flooring that is as beautiful as it is durable, spanning the main floor. Large triple-pane windows surround the bright and airy living area, flooding the space with natural light. The kitchen is a chef's dream, with a corner sink framed by windows, elegant cabinetry, stone countertops, a spacious island, a large pantry, and stainless steel appliances, including a gas range. The kitchen flows seamlessly into the dining and living areas, and from the dining space, you can step out onto your finished deck, complete with a gas line for your BBQ. A convenient powder room is tucked neatly at the front of the home. Venture upstairs, the primary suite offers the perfect retreat with space for a king-sized bed, a spa-inspired ensuite featuring a soaker tub, separate shower, dual sinks, and a large walk-in closet. Two additional bedrooms, a full bathroom, upper-level laundry, and a front bonus room complete the second floor. The walkout basement is unfinished and ready for your personal design ideas. Located in the vibrant community of Iron Landing, this home combines modern living with small-town charm. Enjoy nearby parks, schools, and amenities. Everything you need is close to home. Photos are representative and are of a similar model. Area size was calculated by applying the RMS to the blueprints provided by the builder. Taxes to be assessed\*

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