



GRASSROOTS
REALTY GROUP

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**1209 Iron Ridge Avenue
Crossfield, Alberta**

MLS # A2276912



\$720,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,110 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.14 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	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 your dream home in the serene and charming town of Crossfield. Situated just 9 minutes north of Airdrie, 25 minutes from Calgary, and only 3 minutes off Highway 2, this custom Exquisite Home offers the perfect blend of luxury and convenience. Spanning close to 2,200 square feet of above-grade living space with an additional 835 square feet of unfinished basement, this 6300 SQFT CORNER LOT home provides a total of over 3000 square feet of living area. Built by Exquisite Homes The residence features 3 spacious bedrooms and 2.5 elegantly designed bathrooms, highlighted by exquisite finishes such as stunning Maple details, slim shaker-style cabinetry with plywood boxes, sleek black exterior dual-pane windows, high-end lighting, and durable wide plank LVP flooring. We offer the flexibility to provide full finishes upon request. The main floor boasts an open concept design/open to below that seamlessly connects the kitchen, dining nook, and great room, ideal for modern living and entertaining. The kitchen features a large island with quartz countertops and upgraded lighting fixtures, creating a stylish and functional space. A cozy montigo gas fireplace adds warmth and charm to the great room. The main floor also includes a convenient spice kitchen, a study room, a mudroom, and 9-foot ceilings that enhance the feeling of spaciousness. Large windows flood the space with natural light, enhancing the airy atmosphere. Outside, you'll find a triple-car detached garage, a private front deck, and acrylic stucco throughout the exterior with stone accents. On the second floor, enjoy the grandeur of 9-foot ceilings throughout, including in the spacious bonus room with an open-to-below concept that adds to the home's luxurious feel. The master suite features a 5-piece custom ensuite with custom tiled shower and a generous walk-in closet,

while the second bedroom includes its own walk-in closet. The third bedroom, along with an upper-floor laundry room with built in cabinets, provides additional convenience. Each bedroom is enhanced with elegant tray ceilings, adding a touch of sophistication. The undeveloped basement offers a wealth of potential, featuring rough-ins and a side entrance. It can be customized based on your preferences, allowing you to tailor the space to suit your needs. Spend your sunny afternoons exploring local parks and playgrounds such as Veterans Peace Park, visiting the lively Crossfield Farmers Market, or attending exciting community events like the annual demolition derby and rodeo. Crossfield, a rapidly growing town, offers essential amenities including K-12 schools such as Crossfield Elementary and W.G. Murdoch School, both just a short walk away. This beautiful, tranquil town combines connectivity with affordable living, making it the ideal place to call home.