



1173 Iron Ridge Avenue
Crossfield, Alberta

MLS # A2184613



\$698,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,960 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	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:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, 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 home consists of 3 bedrooms, 2.5 bathrooms with bespoke finishings such as refined maple accents, shaker with plywood cabinet boxes, black exterior dual pane windows, high end lighting, natural gas fireplace feature, quartz countertops and Lvp flooring. Full finishes can be provided upon request or customized to your individual preferences! Additional features include a 10ft ceiling on the main, separate entrance, completed landscaping, basement roughed in.

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 winter 2024. Pictures are from a previous project and our EXQUISITE show home is currently under construction.