



**1168 Iron Ridge Avenue  
Crossfield, Alberta**

**MLS # A2191248**



**\$739,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,278 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Interior Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-1C
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Open Floorplan, Separate Entrance, Stone Counters, Walk-In Closet(s)		

**Inclusions:** see builder specs

Experience the allure and sophistication of this designer-built bungalow by Alliston Homes, nestled in the peaceful community of Iron Landing, Crossfield. This stunning pre-construction home offers over 2,100 square feet, with 1,278 square feet on the main floor and 889 square feet in the fully developed basement. Boasting 9-foot ceilings on both levels, this home exudes spaciousness and elegance throughout. Enjoy the outdoors with a large backyard deck, perfect for entertaining or relaxing on sunny days. Double car garage with extension for safe storage of all your vehicles. The open-concept main floor is designed for modern living, featuring a sleek kitchen with a generous island, beautiful quartz countertops, Whirlpool stainless-steel appliances with chimney hood fan, and durable shaker cabinetry. The bright living room, complete with a contemporary electrical fireplace, creates a welcoming atmosphere. Throughout the home, high-quality vinyl plank flooring, triple-pane windows, knockdown ceilings, railing, and HRV system are all included in this brand-new floorplan. The primary suite is a private sanctuary, offering a luxurious 5-piece ensuite and a big walk-in closet. A second bedroom provides plenty of space for family or guests, with access to a full 3-piece bathroom and a convenient laundry room. The railing staircase that leads to the lower level adds even more living space, including a third and fourth bedroom with ample closet space, media area, 3-piece bathroom and a mechanical room for storage of all your personal items. Situated in Iron Landing this home is just minutes from parks, playgrounds, shopping, dining, and top-rated schools like Crossfield Elementary and W.G. Murdoch School. Enjoy nearby attractions like Veterans Peace Park or the Crossfield Farmers Market. Offering the perfect balance of small-town charm and modern

convenience, this home is located just 10 minutes from Airdrie, 25 minutes from Calgary, and easily accessible via Highway 2. Expected to be completed in Spring 2025, this bungalow showcases value, functionality, and expert craftsmanship we put in every home.