

\$720,000 - 1176 Iron Ridge Avenue, Crossfield

MLS® #A2190555

\$720,000

3 Bedroom, 3.00 Bathroom, 2,050 sqft

Residential on 0.11 Acres

NONE, Crossfield, Alberta

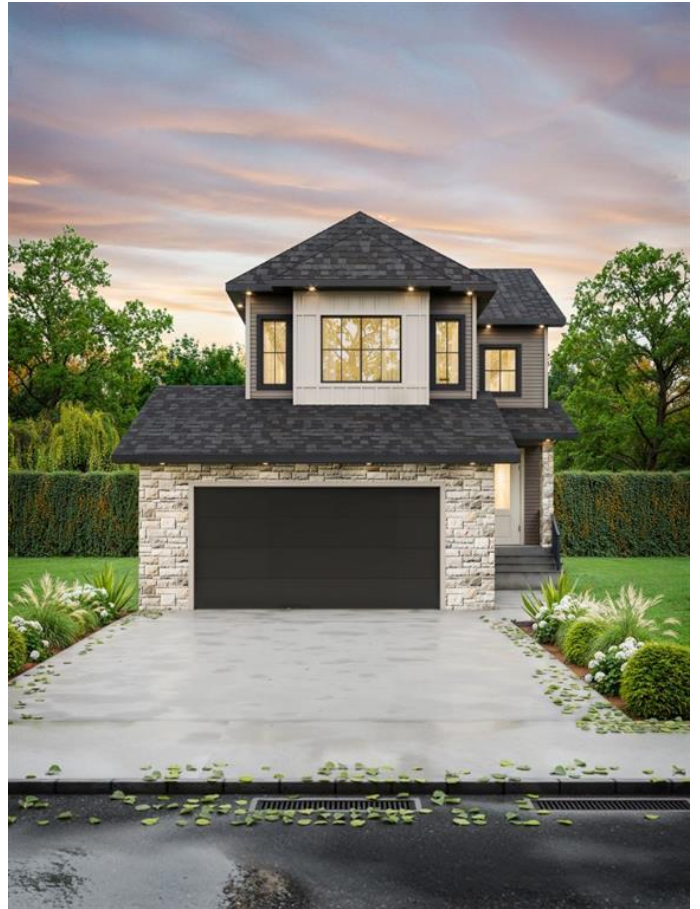
Welcome to our latest Exquisite Home in the tranquil city of Crossfield. Just 9 minutes north of Airdrie, 25 minutes from Calgary and 3 minutes off highway 2. This home consists of 3 bedrooms, 2.5 bathrooms with bespoke finishings such as maple wood detail, shaker with plywood cabinet boxes, black exterior dual pane windows, high end lighting, natural gas fireplace feature, quartz countertops, Lvp flooring. Full finishes can be provided upon request or customized to your individual preferences. Additional features include a large WALKOUT lot, 9FT CEILINGS on all floors, Open concept design, separate entrance, completed landscaping, basement roughed in with plans included. 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'll wonder why you didn't move sooner! Home is estimated for completion in Spring 2025

Built in 2024

Essential Information

MLS® #

A2190555



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|----------------|-------------|
| Price | \$720,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,050 |
| Acres | 0.11 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

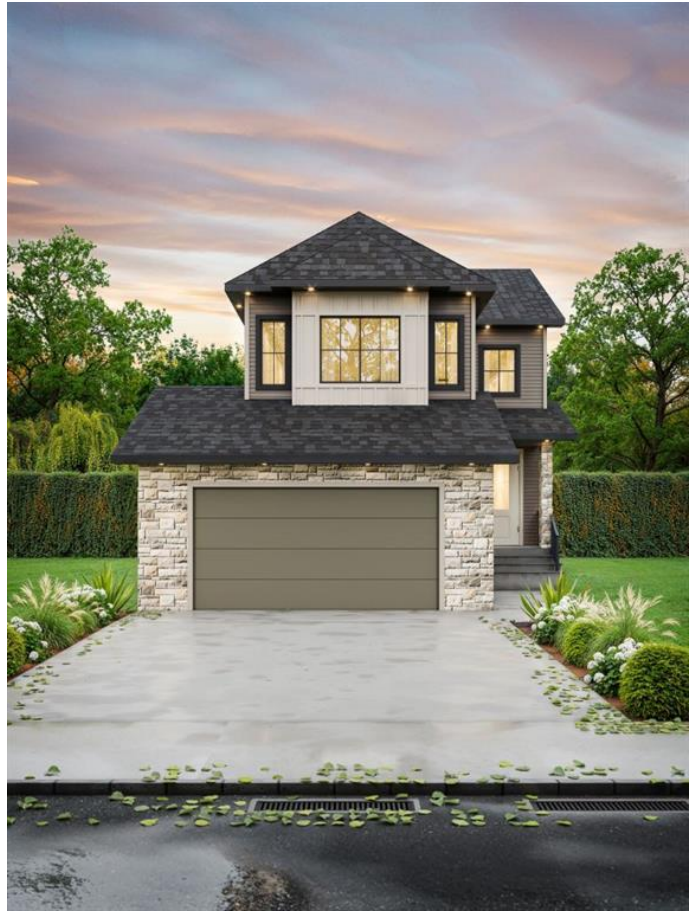
| | |
|-------------|------------------------|
| Address | 1176 Iron Ridge Avenue |
| Subdivision | NONE |
| City | Crossfield |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T0M0S0 |

Amenities

| | |
|----------------|------------------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Attached, Off Street |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows |
| Appliances | Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, ENERGY STAR Qualified Dishwasher |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Exterior Entry, Unfinished, None |



| | |
|-------------------|--|
| Exterior Features | BBQ gas line, Rain Gutters |
| Lot Description | Back Lane, Back Yard, Back Lawn, Street Lighting |
| Roof | Asphalt Shingle |
| Construction | Concrete, Stucco, Vinyl Siding |
| Foundation | Poured Concrete |

| | |
|----------------|--------------------|
| Date Listed | January 27th, 2025 |
| Days on Market | 92 |
| Zoning | R-1B |

Listing Office RE/MAX Real Estate (Central)

