

# \$499,500 - 1197 Iron Ridge Avenue, Crossfield

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MLS® #A2180688

**\$499,500**

3 Bedroom, 3.00 Bathroom, 1,289 sqft  
Residential on 0.08 Acres

NONE, Crossfield, Alberta

\*\*\*NEW PRICE\*\*\* Welcome home to the peaceful fast-growing community of Iron Landing in Crossfield. Featuring this crafted Aspen Model Lane home, brought to you by Homes by Creation awaits. With 1,289 Sq Ft, 3 bedrooms, and 2.5 bathrooms, this home offers a seamless fusion of comfort and style. Great open-concept layout, large windows for natural lights which accentuates the well-crafted design elements throughout. Main floor features 9' high ceiling, Island with tasteful finishes. Upper-level features master bedroom, with a generously sized walk-in closet and a luxurious 4-piece ensuite bathroom. Two additional well-sized bedrooms provide ample space for your family, with another full bathroom for added convenience. With a separate entrance to the unfinished basement, this home offers excellent potential for future development or rental opportunity. There are arrays of amenities in Crossfield and within walking distance, including parks, playgrounds, walking paths, easy access to schools, shopping, dining, and major transportation routes. All that you need are just moments away. Don't miss out on the chance to own a piece of luxury, quiet and peaceful living in Crossfield. Inquire to experience the modern elegance where your dream home awaits you.



Built in 2025

## Essential Information

MLS® #	A2180688
Price	\$499,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,289
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1197 Iron Ridge Avenue
Subdivision	NONE
City	Crossfield
County	Rocky View County
Province	Alberta
Postal Code	T0M 0S0

### Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

### Interior

Interior Features	High Ceilings, Kitchen Island, Quartz Counters
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished, Exterior Entry

### Exterior

Exterior Features	None
Lot Description	Back Lane, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation                  Poured Concrete

**Additional Information**

Date Listed                  November 22nd, 2024  
Days on Market              164  
Zoning                          R-C

**Listing Details**

Listing Office                CIR Realty



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