

# \$678,000 - 1173 Iron Ridge Avenue, Crossfield

MLS® #A2220560

**\$678,000**

3 Bedroom, 3.00 Bathroom, 1,960 sqft

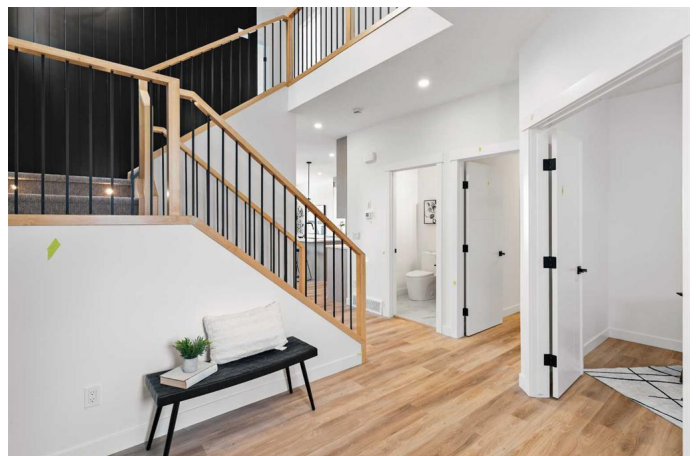
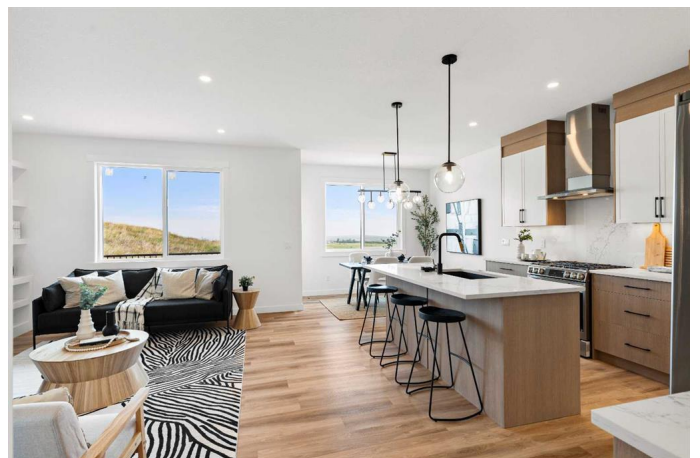
Residential on 0.09 Acres

NONE, Crossfield, Alberta

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 almost 2000sqft UPGRADED home consists of 3 bedrooms, 2.5 bathrooms with bespoke finishings such as refined maple accents, upgraded plywood cabinet boxes, black exterior dual pane windows, high end lighting, natural montigo gas fireplace feature, quartz countertops and wide plank Lvp flooring. Full finishes can be provided upon request. Additional features include a 10FT ceiling on the main, stucco and stone exterior, separate entrance, completed landscaping, basement roughed in, insulated/drywalled attached garage. 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 Summer 2025. Pictures are from a previous project and our EXQUISITE show home is ready to show!

Built in 2024

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2220560    |
| Price          | \$678,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,960       |
| Acres          | 0.09        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1173 Iron Ridge Avenue |
| Subdivision | NONE                   |
| City        | Crossfield             |
| County      | Rocky View County      |
| Province    | Alberta                |
| Postal Code | T0M0S0                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer                                                                                            |
| Heating           | Forced Air                                                                                                                                                           |
| Cooling           | None                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                                                                    |
| Fireplaces        | Gas                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                  |

Basement                      Exterior Entry, Full, Unfinished

**Exterior**

Exterior Features      Rain Gutters  
Lot Description        Back Lane, Back Yard, Interior Lot, Landscaped, Rectangular Lot  
Roof                      Asphalt Shingle  
Construction          Concrete, Stucco, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed             May 15th, 2025  
Days on Market        80  
Zoning                   R-1C

**Listing Details**

Listing Office           4th Street Holdings Ltd.

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