

# \$750,000 - 1192 Iron Ridge Avenue, Crossfield

MLS® #A2178176

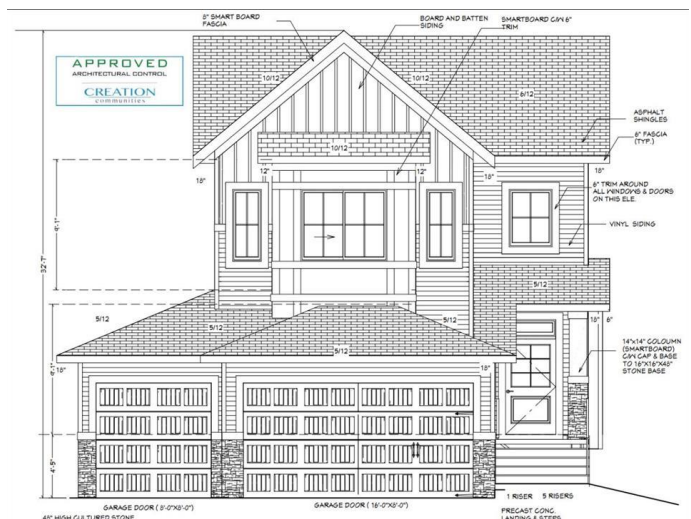
**\$750,000**

3 Bedroom, 3.00 Bathroom, 2,211 sqft  
Residential on 0.15 Acres

NONE, Crossfield, Alberta

Welcome to an extraordinary opportunity to own a custom-designed Exquisite Home on a 6,360 sqft corner lot in Crossfield. This stunning two-story, pre-construction home offers 2,211 sqft of carefully crafted living space, an 873 sqft walk-out basement, and a triple-car garage, totaling over 3,000 sqft. From the moment you step in, youâ€™™ll notice the attention to detail, with soaring 9-foot ceilings on each floor, adding a sense of space and light. Enjoy the front porch, perfect for morning coffee, and the spacious deck off the main floor, ideal for family gatherings and summer barbecues. The open-concept main floor is designed for comfort and modern elegance, centered around a chefâ€™™s dream kitchen with a sizable island, sleek quartz countertops, premium stainless-steel appliances, and shaker cabinets crafted from durable plywood. Adjacent to the kitchen, a walk-in pantry and breakfast nook add charm and functionality. The sunlit living room offers relaxation with a linear gas Montigo fireplace, vinyl plank flooring, and refined maple accents. Bold black dual-pane windows frame serene views, adding sophistication. This floor also includes a large office, mudroom, and side entrance, enhancing convenience for daily living.

Upstairs, the primary suite is a luxurious retreat with tray ceilings, a stunning 5-piece ensuite (dual vanities, soaker tub, and separate shower), and a spacious walk-in



**FRONT ELEVATION**

closet. Two additional bedrooms, each with its own walk-in closet, provide ample room for family or guests, along with a full 4-piece bathroom. A convenient laundry room with a sink simplifies routines, and a versatile bonus room offers space for a playroom, home theater, or lounge.

The lower level, accessible by a separate rear entrance, opens to a walk-out basement with a concrete pad beneath the main-floor deck. The undeveloped basement is perfect for transformation into a rec area or a potential revenue-generating secondary suite (subject to approval and permitting by the city/municipality).

Set in the welcoming Iron Landing community, this home is close to parks, playgrounds, and top-rated schools like Crossfield Elementary and W.G. Murdoch School. Enjoy the peaceful charm of Crossfield, with Airdrie just 10 minutes away, Calgary 25 minutes, and easy access to Highway 2. Scheduled for completion in March 2025, this home offers the chance to choose from bespoke finishes, making it a true reflection of your style. (Photos shown are from a previous project; Our latest show home is near completion, with just a few finishing touches remaining.) Don't miss this exceptional property—contact us today to make it yours!

Built in 2025

### Essential Information

MLS® #	A2178176
Price	\$750,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	2,211
Acres	0.15
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	1192 Iron Ridge Avenue
Subdivision	NONE
City	Crossfield
County	Rocky View County
Province	Alberta
Postal Code	T0M 0S0

### **Amenities**

Parking Spaces	6
Parking	Garage Door Opener, Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Wet Bar, Tray Ceiling(s)
Appliances	Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out, Exterior Entry

### **Exterior**

Exterior Features	BBQ gas line, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Interior Lot, Landscaped, Rectangular Lot

Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	December 30th, 2024
Days on Market	100
Zoning	R-1B

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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