# \$542,400 - 1205 Iron Ridge Avenue, Crossfield

MLS® #A2206617

### \$542,400

home.

3 Bedroom, 3.00 Bathroom, 1,594 sqft Residential on 0.08 Acres

NONE, Crossfield, Alberta

Welcome to The Bowery, where modern luxury meets small-town charm! This beautifully designed 1,598 sq. ft. craftsman-style home features 3 bedrooms and 2.5 bathrooms, offering a perfect blend of comfort and functionalityâ€"ideal for families and individuals seeking their dream

Step inside to experience a living space that seamlessly flows into the centre nook area, adorned with natural-colored luxury vinyl plank flooring throughout the main floor. This layout is

perfect for entertaining guests or relaxing with loved ones.

The heart of the home features a thoughtfully designed kitchen, complete with quartz countertops, White 42― shaker style cabinets and a stunning tile backsplash.

Equipped with a

Whirlpool stainless steel appliance package, including a 36― French door refrigerator, a gas

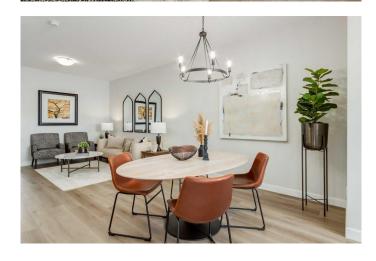
slide-in range, a large-capacity dishwasher, and a Panasonic microwave located in the expansive island, this kitchen is both functional and stylish. A stainless chimney hood fan rises to ceiling height, while the undermounted kitchen sink overlooks your inviting south-facing

backyard.

The upper floor boasts a versatile loft area with a neutral tone plush carpet perfect for family







movie nights or a play zone for kids. This home includes three bedrooms, highlighted by a

primary suite featuring a generous walk-in closet. The ensuite also has an upgraded tiled shower with a 60― x 32― fibreglass base. For your convenience, the laundry room is also located

on the upper floor.

Luxury vinyl tile flooring in the upper bathrooms and the second-floor laundry add an elegant

touch.

The exterior of the home showcases a north-facing front and a south-facing backyard, ideal for

soaking up the sun. Triple-pane windows in the Bowery ensure energy efficiency. The home has

a gas line for a BBQ along with a convenient parking pad and a side entrance.

Nestled in the serene town of Crossfield, this home is within walking distance to schools Crossfield Elementary k-5, W.G. Murdoch 6-12. All local amenities, including playgrounds, a

grocery store, a public library, Crossfield Fitness, and cozy coffee shops all within a short

distance. Embrace the tranquility of a small-town lifestyle, complete with big open skies and a

welcoming neighborhood.

Don't miss your opportunity to make The Bowery your new home. Schedule a viewing today and

experience the charm of Crossfield living!

Built in 2025

#### **Essential Information**

MLS® # A2206617 Price \$542,400 Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,594

Acres 0.08

Year Built 2025

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

## **Community Information**

Address 1205 Iron Ridge Avenue

Subdivision NONE

City Crossfield

County Rocky View County

Province Alberta
Postal Code T0M 0S0

#### **Amenities**

Parking Spaces 2

Parking Parking Pad

#### Interior

Interior Features Kitchen Island, Pantry, Quartz Counters, See Remarks

Appliances Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator

Heating Forced Air

Cooling None

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features None

Lot Description Interior Lot, Rectangular Lot

Roof Asphalt Shingle

Construction Mixed

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 28th, 2025

Days on Market 21

Zoning TBD

## **Listing Details**

Listing Office KIC Realty

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