

# \$698,000 - 1173 Iron Ridge Avenue, Crossfield

MLS® #A2184613

**\$698,000**

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 home consists of 3 bedrooms, 2.5 bathrooms with bespoke finishings such as refined maple accents, shaker with plywood cabinet boxes, black exterior dual pane windows, high end lighting, natural gas fireplace feature, quartz countertops and Lvp flooring. Full finishes can be provided upon request or customized to your individual preferences! Additional features include a 10ft ceiling on the main, separate entrance, completed landscaping, basement roughed in.

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 winter 2024. Pictures are from a previous project and our EXQUISITE show home is currently under construction.

Built in 2024

## Essential Information



MLS® #	A2184613
Price	\$698,000
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, 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

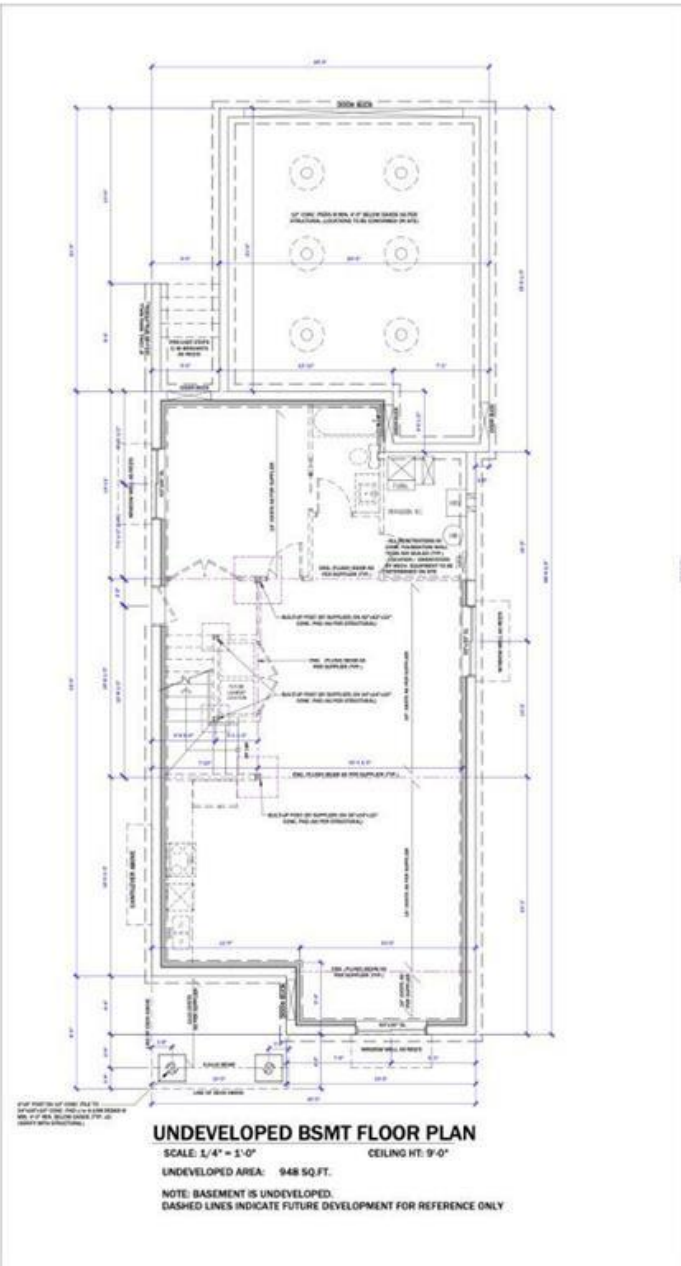
Exterior Features	Rain Gutters
Lot Description	Back Lane, Back Yard, Interior
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood
Foundation	Poured Concrete

Additional Information

Date Listed	December 28th, 2024
Days on Market	111
Zoning	R-1C

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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