

# \$746,000 - 1192 Iron Ridge Avenue, Crossfield

MLS® #A2220562

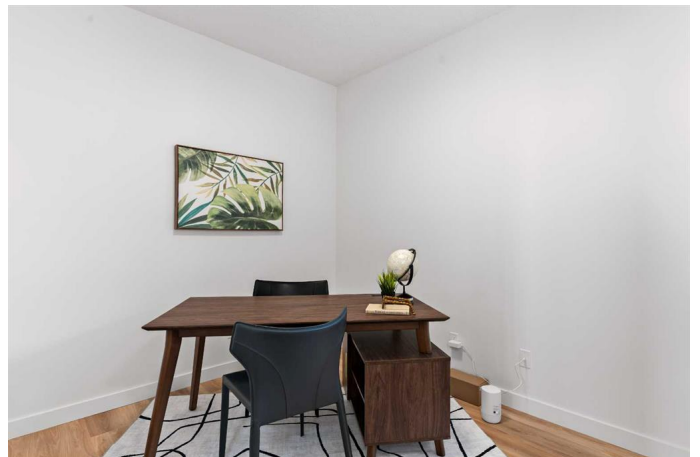
## \$746,000

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 upgraded two-story home offers 2,211 sqft of carefully crafted living space, an 873 sqft undeveloped walk-out basement, and a triple-car garage, totaling over 3,000 sqft. From the moment you step in, you'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 chef's dream kitchen with a sizable island, sleek quartz countertops, premium stainless-steel appliances, and textured 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 and, wide plank luxury vinyl plank flooring, (Full feature sheet can be provided upon request). Bold black dual-pane windows frame serene views, adding sophistication alongside our durable stucco exterior with stone accents. 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 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 August 2025, this home offers the chance to choose from bespoke finishes, making it a true reflection of your style. Photos shown are from our show home in Iron Landing. Donâ€™t miss this exceptional propertyâ€”contact us today to make it yours!

Built in 2025

**Essential Information**

MLS® #	A2220562
Price	\$746,000
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, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Natural Woodwork, Recessed Lighting, Tray Ceiling(s), Wet Bar
Appliances	Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Family Room
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished, Walk-Out

### 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	May 19th, 2025
Days on Market	113
Zoning	R-1B

### **Listing Details**

Listing Office	4th Street Holdings Ltd.
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