

# \$615,000 - 1149 Iron Ridge Avenue, Crossfield

MLS® #A2204710

**\$615,000**

3 Bedroom, 3.00 Bathroom, 1,613 sqft

Residential on 0.08 Acres

NONE, Crossfield, Alberta

Welcome home to the peaceful fast-growing community of Iron Landing in Crossfield. Featuring this crafted Juniper Model front attached garage Lane home, brought to you by Homes by Creation. Offers 1,613 Sq Ft, 3 bedrooms, and 2.5 bathrooms, this home offers a seamless fusion of comfort and style. 20ft high ceiling on entrance foyer; Great open-concept layout, large windows for natural lights which accentuates the well-crafted design elements throughout. Main floor features 9' high ceiling, Island with tasteful finishes. Upper-level features master bedroom, with a generously sized walk-in closet and a luxurious 4-piece ensuite bathroom. Two additional well-sized bedrooms provide ample space for your family, with another full bathroom for added convenience. There are arrays of amenities in Crossfield within walking distance, including parks, playgrounds, walking paths, easy access to schools, shopping, dining, and major transportation routes. All that you need are just moments away. Don't miss out on the chance to own a piece of luxury, quiet and peaceful living in Crossfield. Inquire to experience the modern elegance where your dream home awaits you. Visit the ShowHome to view this property model today. Home has been built and in lockup stage.



Built in 2025

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2204710    |
| Price          | \$615,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,613       |
| Acres          | 0.08        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1149 Iron Ridge Avenue |
| Subdivision | NONE                   |
| City        | Crossfield             |
| County      | Rocky View County      |
| Province    | Alberta                |
| Postal Code | T0M 0S0                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters |
| Appliances        | See Remarks                                                    |
| Heating           | Forced Air                                                     |
| Cooling           | None                                                           |
| Has Basement      | Yes                                                            |
| Basement          | Full, Unfinished                                               |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Rectangular Lot |
| Roof              | Asphalt         |

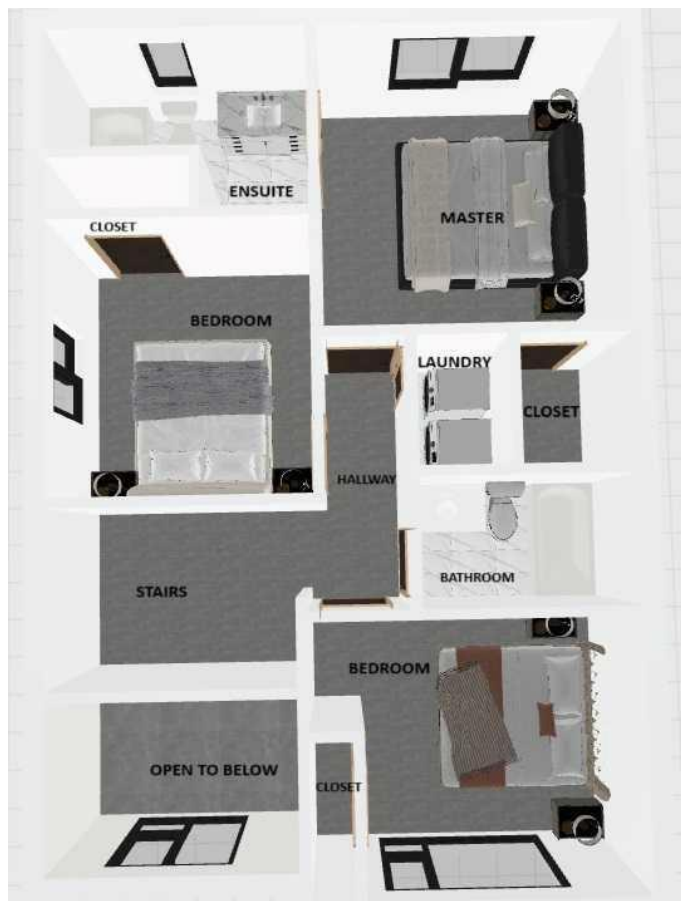
|              |                 |
|--------------|-----------------|
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2025 |
| Days on Market | 202              |
| Zoning         | R-C              |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|



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