

\$720,000 - 1209 Iron Ridge Avenue, Crossfield

MLS® #A2221877

\$720,000

3 Bedroom, 3.00 Bathroom, 2,120 sqft

Residential on 0.14 Acres

NONE, Crossfield, Alberta

Welcome to your dream home in the serene and charming town of Crossfield. Situated just 9 minutes north of Airdrie, 25 minutes from Calgary, and only 3 minutes off Highway 2, this custom Exquisite Home offers the perfect blend of luxury and convenience. Spanning close to 2,200 square feet of above-grade living space with an additional 835 square feet of unfinished basement, this CORNER LOT home provides a total of over 3000 square feet of living area.

The residence features 3 spacious bedrooms and 2.5 elegantly designed bathrooms, highlighted by exquisite finishes such as stunning Maple details, slim shaker-style cabinetry with plywood boxes, sleek black exterior dual-pane windows, high-end lighting, and durable wide plank LVP flooring. We offer the flexibility to provide full finishes upon request or customize them to your individual taste. The main floor boasts an open concept design/open to below that seamlessly connects the kitchen, dining nook, and great room, ideal for modern living and entertaining. The kitchen features a large island with quartz countertops and upgraded lighting fixtures, creating a stylish and functional space. A cozy montigo gas fireplace adds warmth and charm to the great room. The main floor also includes a convenient spice pantry, a study room, a mudroom, and 9-foot ceilings that enhance the feeling of spaciousness. Large windows flood the space with natural light, enhancing the airy atmosphere. Outside, you'll find a triple-car



detached garage, a private front deck, and acrylic stucco throughout the exterior with stone . On the second floor, enjoy the grandeur of 9-foot ceilings throughout, including in the spacious bonus room with an open-to-below concept that adds to the home’s luxurious feel. The master suite features a 5-piece ensuite and a generous walk-in closet, while the second bedroom includes its own walk-in closet. The third bedroom, along with an upper-floor laundry room, provides additional convenience. Each bedroom is enhanced with elegant tray ceilings, adding a touch of sophistication. The undeveloped basement offers a wealth of potential, featuring rough-ins and a side entrance. It can be customized based on your preferences, allowing you to tailor the space to suit your needs.

Spend your sunny afternoons exploring local parks and playgrounds such as Veterans Peace Park, visiting the lively Crossfield Farmers Market, or attending exciting community events like the annual demolition derby and rodeo. Crossfield, a rapidly growing town, offers essential amenities including K-12 schools such as Crossfield Elementary and W.G. Murdoch School, both just a short walk away. This beautiful, tranquil town combines connectivity with affordable living, making it the ideal place to call home.

Built in 2025

Essential Information

MLS® #	A2221877
Price	\$720,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,120

Acres 0.14
Year Built 2025
Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 1209 Iron Ridge Avenue
Subdivision NONE
City Crossfield
County Rocky View County
Province Alberta
Postal Code T0M 0S0

Amenities

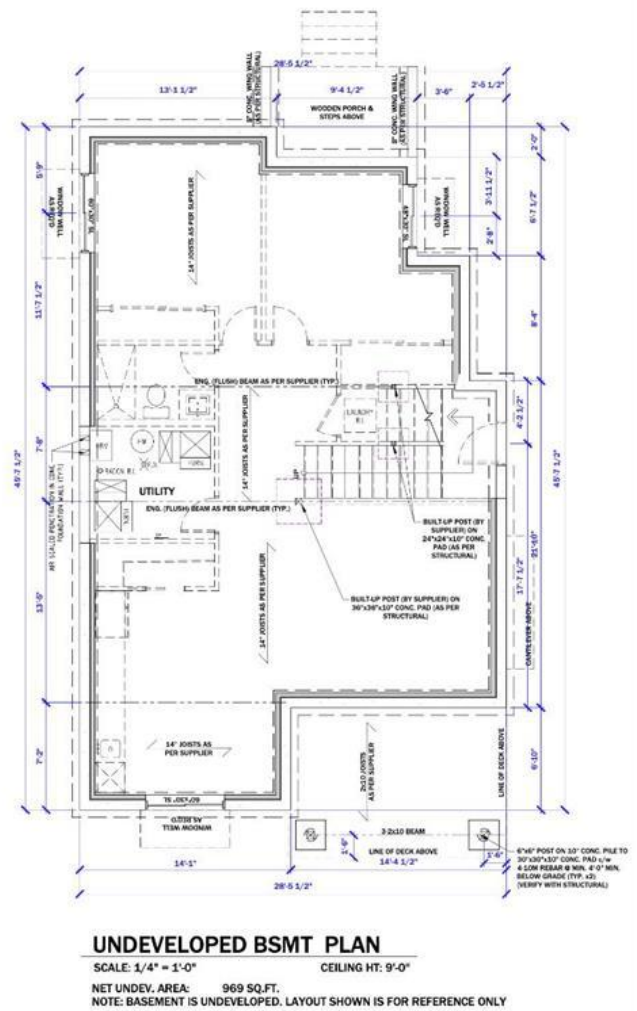
Parking Spaces 3
Parking Triple Garage Detached
of Garages 3

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 Rough-In
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes
Basement Full

Exterior

Exterior Features BBQ gas line, Rain Gutters
Lot Description Back Lane, Back Yard, Interior Lot, Landscaped, Rectangular Lot
Roof Asphalt Shingle
Construction Concrete, Stucco, Wood Frame
Foundation Poured Concrete



Additional Information

Date Listed	May 16th, 2025
Days on Market	177
Zoning	R-1C

Listing Details

Listing Office	4th Street Holdings Ltd.
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