

# \$699,900 - 1168 Iron Ridge Avenue, Crossfield

MLS® #A2191248

**\$699,900**

4 Bedroom, 3.00 Bathroom, 1,278 sqft

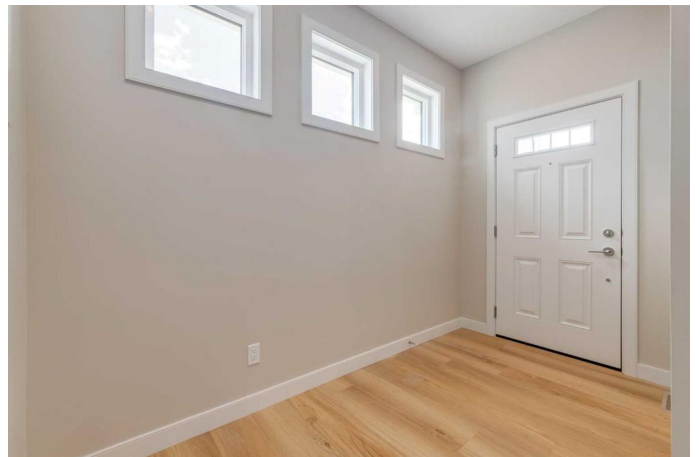
Residential on 0.11 Acres

NONE, Crossfield, Alberta

Experience the allure and sophistication of this designer-built bungalow by Alliston Homes, nestled in the peaceful community of Iron Landing, Crossfield. This stunning pre-construction home offers over 2,100 square feet, with 1,278 square feet on the main floor and 889 square feet in the fully developed basement. Boasting 9-foot ceilings on both levels, this home exudes spaciousness and elegance throughout. Enjoy the outdoors with a large backyard deck, perfect for entertaining or relaxing on sunny days. Double car garage with extension for safe storage of all your vehicles.

The open-concept main floor is designed for modern living, featuring a sleek kitchen with a generous island, beautiful quartz countertops, Whirlpool stainless-steel appliances with chimney hood fan, and durable shaker cabinetry. The bright living room, complete with a contemporary electrical fireplace, creates a welcoming atmosphere. Throughout the home, high-quality vinyl plank flooring, triple-pane windows, knockdown ceilings, railing, and HRV system are all included in this brand-new floorplan. The primary suite is a private sanctuary, offering a luxurious 5-piece ensuite and a big walk-in closet. A second bedroom provides plenty of space for family or guests, with access to a full 3-piece bathroom and a convenient laundry room.

The railing staircase that leads to the lower level adds even more living space, including a third and fourth bedroom with ample closet



space, media area, 3-piece bathroom and a mechanical room for storage of all your personal items.

Situated in Iron Landing this home is just minutes from parks, playgrounds, shopping, dining, and top-rated schools like Crossfield Elementary and W.G. Murdoch School. Enjoy nearby attractions like Veterans Peace Park or the Crossfield Farmers Market. Offering the perfect balance of small-town charm and modern convenience, this home is located just 10 minutes from Airdrie, 25 minutes from Calgary, and easily accessible via Highway 2. Expected to be completed in Spring 2025, this bungalow showcases value, functionality, and expert craftsmanship we put in every home.

Built in 2025

**Essential Information**

MLS® #	A2191248
Price	\$699,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,278
Acres	0.11
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	1168 Iron Ridge Avenue
Subdivision	NONE
City	Crossfield
County	Rocky View County
Province	Alberta
Postal Code	T0M 0S0

## Amenities

Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Open Floorplan, Separate Entrance, Stone Counters, Walk-In Closet(s), Bathroom Rough-in
Appliances	Dishwasher, Gas Stove, Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	None
Lot Description	Back Yard, Interior Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	January 30th, 2025
Days on Market	107
Zoning	R-1C

## Listing Details

Listing Office	KIC Realty
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