# \$699,000 - 1184 Iron Ridge Avenue, Crossfield

MLS® #A2234426

## \$699,000

3 Bedroom, 3.00 Bathroom, 1,919 sqft Residential on 0.10 Acres

NONE, Crossfield, Alberta

Don't miss this rare opportunity to own a professionally designed and fully upgraded showhome! Built by Calgary and area builder Alliston at Home, this standout 3-bedroom, 2.5-bath beauty sits in the heart of Crossfield's sought-after Iron Landing communityâ€"just steps from Veterans Peace Park and within walking distance to Crossfield Elementary and W.G. Murdoch Schools and ONLY ten minutes North of Airdrie. Small town charm near big city amenities, get the best of both worlds here. With over 1,900 sq. ft. of thoughtfully designed living space, this home blends modern

style with total functionality. You'II love the bright, airy vibe from the moment you walk in, thanks to the 9' ceilings, open-to-below entry, and a mix of matte black and stainlesssteel fixtures that add just the right amount of edge. At the heart of the home is a chef-inspired kitchen decked out with Whirlpool appliances, perfect for casual family dinners or hosting friends. The open-concept great room features a cozy electric fireplace and flows seamlessly into the dining areaâ€"ideal for both chill nights in and big get-togethers. Need space for your vehicles and your gear? The oversized tandem garage fits up to 3 vehicles, with extra room for storage (or even a future golf simulator setup). Upstairs, you'II find, 3 spacious bedrooms with the primary bedroom having a dreamy 5-piece spa like ensuite consisting of dual sinks, a soaker tub and a huge 60x36 shower







that leads you into your large walk-in closet. The large bonus room offers additional living space and a full laundry room complete with Whirlpool washer and dryer. The unfinished walk-out basement with 9' ceilings and plumbing rough-in gives you a head start on future developmentâ€"think rec room, guest suite, home gym, or all three. Outside, enjoy your north-facing deck, perfect for morning coffee or sunset unwinds. Bonus features include air conditioning, luxury vinyl plank flooring throughout the main, triple-pane windows, front yard landscaping + tree and showhome worthy upgrades throughout.

#### Built in 2025

#### **Essential Information**

MLS® # A2234426 Price \$699,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,919
Acres 0.10

Year Built 2025

Type Residential

Sub-Type Detached Style 2 Storey

Status Active

# **Community Information**

Address 1184 Iron Ridge Avenue

Subdivision NONE

City Crossfield

County Rocky View County

Province Alberta
Postal Code T0M 0S0

#### **Amenities**

Parking Spaces 5

Parking Triple Garage Attached

# of Garages 3

#### Interior

Interior Features Double Vanity, Kitchen Island, Open Floorplan, Pantry, Walk-In

Closet(s), Stone Counters, See Remarks

Appliances Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer,

Window Coverings, Gas Stove

Heating Forced Air Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Electric

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features None Lot Description Other

Roof Asphalt Shingle
Construction Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 26th, 2025

Days on Market 129
Zoning R-1C

## **Listing Details**

Listing Office KIC Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.