

**1185 Iron Ridge Avenue**  
**Crossfield, Alberta**

**MLS # A2276911**



**\$646,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,323 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Garage Door Opener		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Interior Lot, Landscaped, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1C
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Double Vanity, High Ceilings, Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

Take a look at this custom-built home in the family-friendly community of Crossfield. This brand-new bungalow offers a total of 2,353 square feet of well-designed living space, with 1,323 square feet on the main floor and 1,030 square feet in the finished basement. Inside, you'll find 10 foot ceilings on the main level and 9 foot ceilings in the basement, giving the home a bright and open feel. The main floor features a covered front porch, a large deck in the backyard, and an open concept layout that's perfect for both relaxing and entertaining. The kitchen comes fully loaded with a big island, quartz countertops, premium stainless steel appliances, black hardware, high end lighting, and solid plywood shaker cabinets. The living room has a modern Montigo gas fireplace, and the space is finished with durable luxury vinyl plank flooring, Maple wood touches, and black dual pane windows that give it a modern look. The exterior includes a mix of stucco and stone finishes, all part of the included upgrades. The primary bedroom is a great place to unwind. It comes with a five piece ensuite and a walk in closet. There's also a second bedroom on the main floor, plus a full four piece bathroom and a laundry room with a sink. Head downstairs and you'll find even more space including a third bedroom with a walk in closet, a home office, a large rec room with a built in media center and shelving, a wet bar, and a fourth bedroom. There's also a separate side entrance, perfect for privacy or future rental potential. Outside, there's a double detached garage, a fully landscaped yard, and plenty of room to enjoy the outdoors. This home is located in the growing Iron Landing area, close to parks, playgrounds, shopping, and schools like Crossfield Elementary and W G Murdoch School. You're also just a short drive from Airdrie (under 10 minutes), 25 minutes to

Calgary, and close to Highway 2 for an easy commute. The home still have the chance to choose some of the finishes to make it your own. Photos shown are from a previous build. Visit our show home to get a feel for the quality and style. Reach out today to learn more or to book a visit.