

**172 Iron Ridge Place**  
**Crossfield, Alberta**

**MLS # A2316293**



**\$695,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,376 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaping		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt, Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-1B
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Ceiling Fan(s), Chandelier, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Smart Home, Storage, Sump Pump(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

This beautifully designed home, currently under construction, combines quality craftsmanship with a functional layout tailored for modern family living. Offering modern finishes and the opportunity to personalize select interior features before completion, this home is thoughtfully designed for both comfort and practicality. Presenting a brand new 2,376 sq. ft. two-storey home by Hemi Custom Homes, featuring 4 bedrooms, 2.5 bathrooms, a main-floor flex room, bonus room, spice kitchen, and a double attached garage, offering the perfect balance of luxury and everyday functionality. The main floor showcases an open-concept design with a spacious family room highlighted by an elegant fireplace, a bright dining nook, and a beautifully appointed kitchen complete with a large island, ample cabinetry, and a dedicated spice kitchen for added convenience. A versatile flex room provides the ideal space for a home office, guest room, or study area, while the mudroom offers direct access to the garage, ensuring seamless daily living. Upstairs, the home features a well-appointed primary bedroom with a large walk-in closet and ensuite. Three additional generously sized bedrooms are complemented by a full bathroom, upper-floor laundry room, and a spacious bonus room, creating an ideal layout for families. The undeveloped basement is ready for future development, complete with bathroom rough-ins already in place. Located in the growing community of Iron Ridge in Crossfield, this home blends quality construction, modern finishes, and a highly functional family-friendly design.