

**164 Iron Ridge Place**  
**Crossfield, Alberta**

**MLS # A2316294**



**\$665,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,506 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway		
<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>	Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Sump Pump(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Beautifully designed bungalow backing onto green space! Offering over 2,700 sq.ft. of developed living space, this spacious home features 4 bedrooms, 3 full bathrooms, a dedicated office/den, a fully finished basement, and a double front attached garage. Thoughtfully designed for modern family living, this home combines quality craftsmanship, functional design, and stylish finishes throughout. Enhanced with 9' ceilings, luxury vinyl plank flooring, A/C rough-ins, and elegant design details, this home offers modern finishes and the opportunity to personalize select interior features before completion. It is designed for both everyday comfort and practicality. The basement offers exceptional potential and is designed to accommodate two additional bedrooms, a full bathroom, a large recreation room, wet bar area, and storage space, making it ideal for growing families or multi-generational living. Backing onto green space, this property offers privacy, open views, and a peaceful setting. The exterior showcases attractive stucco finishes with stone accents, while the double front attached garage provides room for parking and storage. Located in the growing community of Crossfield, residents enjoy nearby parks, pathways, local amenities, and schools including Crossfield Elementary School and W. G. Murdoch School. Offering small-town charm with convenient access to Calgary and Airdrie, Crossfield continues to attract families seeking space, value, and a strong sense of community.