



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1176 IRON RIDGE Avenue, Crossfield T0M0S0**

MLS®#: **A2161955**

Area:

Listing **09/01/24**

List Price: **\$725,000**

Status: **Active**

County: **Rocky View County**

Date:  
Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Crossfield**  
Year Built: **2024**  
Lot Information  
Lot Sz Ar: **4,591 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,050**  
Low Sqft:  
Ttl Sqft: **2,050**

DOM

**17**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Backs on to Park/Green Space,Lawn,Landscaped,Street Lighting**  
Park Feat: **Double Garage Attached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **BBQ gas line,Rain Gutters**

Construction: **Concrete,Stucco,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,ENERGY STAR Qualified Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator**  
Int Feat: **High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Office	Main	10`1" x 9`1"	Mud Room	Main	10`5" x 6`9"
2pc Bathroom	Main	5`1" x 5`8"	Family Room	Main	13`4" x 16`1"
Kitchen	Main	10`9" x 10`8"	Pantry	Main	5`1" x 8`0"
Nook	Main	10`9" x 9`7"	Bedroom - Primary	Upper	13`3" x 13`0"
5pc Ensuite bath	Upper	10`7" x 8`10"	Walk-In Closet	Upper	9`0" x 5`0"
Bedroom	Upper	10`7" x 12`0"	Bedroom	Upper	10`7" x 12`0"
Laundry	Upper	9`3" x 5`9"	3pc Bathroom	Upper	10`7" x 5`0"
Bonus Room	Upper	16`1" x 12`1"			

Legal/Tax/Financial

Title: Fee Simple  
 Legal Desc: 2410344  
 Zoning: R-1B

Remarks

Pub Rmks: Welcome to our latest Exquisite Home in the tranquil city of Crossfield. Just 9 minutes north of Airdrie, 25 minutes from Calgary and 3 minutes off highway 2. This home consists of 3 bedrooms, 2.5 bathrooms with bespoke finishings such as white oak detail, shaker with plywood cabinet boxes, black exterior dual pane windows, high end lighting, natural gas fireplace feature, quartz countertops, Lvp flooring. Full finishes can be provided upon request or customized to your individual preferences. Additional features include a large WALKOUT lot, 9FT CEILINGS on all floors, separate entrance, completed landscaping, basement roughed in with plans included. Spend sunny afternoons in the towns parks and playgrounds such as Veterans peace park or checkout the Crossfield Farmers market, the annual demolition Derby, the Rodeo grounds. This rapidly growing town also has amenities such K-12 schools such as Crossfield elementary school and W.G. Murdoch School, which are just short walk away! Find your forever home in this beautiful serene town with connectivity and affordable prices, you'll wonder why you didn't move sooner! Home is estimated for completion in winter 2024.

Inclusions: N/A  
 Property Listed By: RE/MAX Real Estate (Central)

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123