1209 IRON RIDGE Avenue, Crossfield T0M 0S0

MLS®#:	**A2165548**	Area:	**NONE**	Listing Date:	**09/15/24**	List Price: **$750,000**
Status:	**Active**	County:	**Rocky View County**	Change:	**None**	Association: **Fort McMurray**

General Information
Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Crossfield**
Year Built: **2024**

Lot Information
Lot Sz Ar: **6,014 sqft**
Lot Shape:

Access:
Lot Feat: **Back Lane,Back Yard,Interior Lot,Landscaped,Rectangular Lot**
Park Feat: **Triple Garage Detached**

Finished Floor Area
Abv Sqft: **2,110**
Low Sqft:
Ttl Sqft: **2,110**

DOM
67

Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Parking
Ttl Park: **3**
Garage Sz: **3**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Gas Range,Range Hood,Refrigerator,Washer**
Int Feat: **Double Vanity,High Ceilings,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	**Main**	**9`0" x 13`0"**	**Kitchen**	**Main**	**11`5" x 16`1"**
Great Room	**Main**	**13`0" x 11`3"**	**Library**	**Main**	**9`6" x 8`6"**
Living Room	**Main**	**12`10" x 12`6"**	**2pc Bathroom**	**Main**	**5`0" x 6`2"**
Bedroom - Primary	**Second**	**15`1" x 13`8"**	**Bedroom**	**Second**	**10`0" x 12`0"**
Bedroom	**Second**	**11`3" x 10`5"**	**Bonus Room**	**Second**	**14`2" x 9`0"**
Laundry	**Second**	**6`5" x 6`10"**	**4pc Bathroom**	**Second**	**5`4" x 8`0"**
Spice Kitchen	**Main**	**11`1" x 6`9"**			

Legal/Tax/Financial

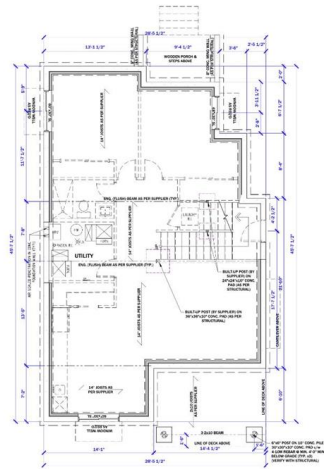| Title:		Zoning:	
Fee Simple		**R-1C**	
Legal Desc:	**2410344**		

Remarks

Pub Rmks: **Welcome to your dream home in the serene and charming town of Crossfield. Situated just 9 minutes north of Airdrie, 25 minutes from Calgary, and only 3 minutes off Highway 2, this custom Exquisite Home offers the perfect blend of luxury and convenience. Spanning close to 2,200 square feet of above-grade living space with an additional 835 square feet of unfinished basement, this CORNER LOT home provides a total of over 3000 square feet of living area. The residence features 3 spacious bedrooms and 2.5 elegantly designed bathrooms, highlighted by exquisite finishes such as stunning white oak details, shaker-style cabinetry with plywood boxes, sleek black exterior dual-pane windows, high-end lighting, and durable LVP flooring. We offer the flexibility to provide full finishes upon request or customize them to your individual taste. The main floor boasts an open concept design that seamlessly connects the kitchen, dining nook, and great room, ideal for modern living and entertaining. The kitchen features a large island with quartz countertops and upgraded lighting fixtures, creating a stylish and functional space. A cozy natural gas fireplace adds warmth and charm to the great room. The main floor also includes a convenient spice pantry, a study room, a mudroom, and 9-foot ceilings that enhance the feeling of spaciousness. Large windows flood the space with natural light, enhancing the airy atmosphere. Outside, you'll find a triple-car detached garage, a private front deck, and acrylic stucco throughout the exterior. On the second floor, enjoy the grandeur of 9-foot ceilings throughout, including in the spacious bonus room with an open-to-below concept that adds to the home's luxurious feel. The master suite features a 5-piece ensuite and a generous walk-in closet, while the second bedroom includes its own walk-in closet. The third bedroom, along with an upper-floor laundry room, provides additional convenience. Each bedroom is enhanced with elegant tray ceilings, adding a touch of sophistication. The basement offers a wealth of potential, featuring rough-ins and a side entrance. It can be customized based on your preferences, allowing you to tailor the space to suit your needs. Spend your sunny afternoons exploring local parks and playgrounds such as Veterans Peace Park, visiting the lively Crossfield Farmers Market, or attending exciting community events like the annual demolition derby and rodeo. Crossfield, a rapidly growing town, offers essential amenities including K-12 schools such as Crossfield Elementary and W.G. Murdoch School, both just a short walk away. This beautiful, tranquil town combines connectivity with affordable living, making it the ideal place to call home. Your exquisite new home is slated for completion in Winter 2024. Pictures shown are from a previous project, our stunning show home is currently under construction and promises to exceed your expectations. Don't miss the chance to make this enchanting town your forever Home!**
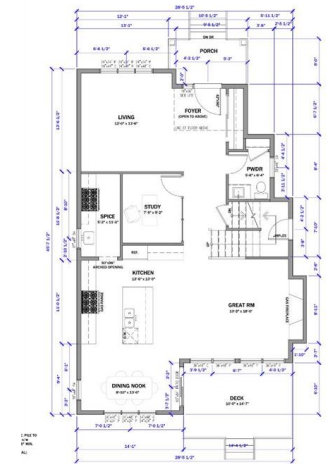
Inclusions: **N/A**

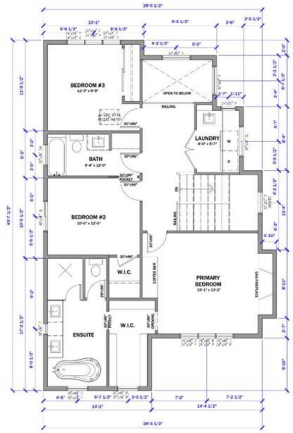Property Listed By: **RE/MAX Real Estate (Central)**

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

UNDEVELOPED BSMT PLAN

PROPOSED MAIN FLOOR PLAN

PROPOSED UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"   CEILING HT: 9'-0"

MAIN FLOOR: 1,110 SQ.FT.
SECOND FLOOR: 1,000 SQ.FT.
TOTAL AREA: 2,110 SQ.FT.

BEDROOM #3
BEDROOM #2
PRIMARY BEDROOM
BATH
LAUNDRY
W.I.C.
ENSUITE