



THE
A-TEAM

**RE/MAX
FIRST**

1192 IRON RIDGE Avenue, Crossfield T0M 0S0

MLS® #: **A2178176**

Area: **NONE**

Listing Date: **12/30/24**

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: **2025**
Lot Information
Lot Sz Ar: **6,360 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,211**
Low Sqft:
Ttl Sqft: **2,211**

DOM

112
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,Interior Lot,Landscaped,Rectangular Lot**
Park Feat: **Garage Door Opener,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Private Yard,Rain Gutters**

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

Kitchen Appl: **Dishwasher,Dryer,Gas Range,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Double Vanity,Kitchen Island,Low Flow Plumbing Fixtures,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Tray Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

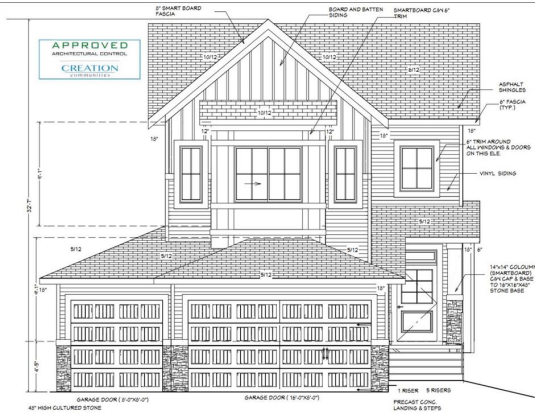
Room	Level	Dimensions	Room	Level	Dimensions
Family Room	Main	14`4" x 30`9"	Nook	Main	10`9" x 9`7"
Kitchen	Main	10`9" x 10`8"	Pantry	Main	5`3" x 8`0"
2pc Bathroom	Main	5`1" x 5`8"	Mud Room	Main	10`8" x 6`9"
Office	Main	12`5" x 10`1"	Covered Porch	Main	6`7" x 5`1"
Bedroom	Second	11`1" x 12`0"	Walk-In Closet	Second	5`4" x 5`0"
Bedroom	Second	11`1" x 12`0"	Walk-In Closet	Second	5`6" x 5`0"

4pc Bathroom	Second	11`1" x 5`0"	Laundry	Second	9`11" x 5`9"
Bonus Room	Second	17`1" x 12`0"	Walk-In Closet	Second	9`10" x 5`6"
5pc Ensuite bath	Second	11`0" x 8`9"	Bedroom - Primary	Second	13`8" x 14`1"
Legal/Tax/Financial					

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

Pub Rmks:	<p>Welcome to an extraordinary opportunity to own a custom-designed Exquisite Home on a 6,360 sqft corner lot in Crossfield. This stunning two-story, pre-construction home offers 2,211 sqft of carefully crafted living space, an 873 sqft walk-out basement, and a triple-car garage, totaling over 3,000 sqft. From the moment you step in, you'll notice the attention to detail, with soaring 9-foot ceilings on each floor, adding a sense of space and light. Enjoy the front porch, perfect for morning coffee, and the spacious deck off the main floor, ideal for family gatherings and summer barbecues. The open-concept main floor is designed for comfort and modern elegance, centered around a chef's dream kitchen with a sizable island, sleek quartz countertops, premium stainless-steel appliances, and shaker cabinets crafted from durable plywood. Adjacent to the kitchen, a walk-in pantry and breakfast nook add charm and functionality. The sunlit living room offers relaxation with a linear gas Montigo fireplace, vinyl plank flooring, and refined maple accents. Bold black dual-pane windows frame serene views, adding sophistication. This floor also includes a large office, mudroom, and side entrance, enhancing convenience for daily living. Upstairs, the primary suite is a luxurious retreat with tray ceilings, a stunning 5-piece ensuite (dual vanities, soaker tub, and separate shower), and a spacious walk-in closet. Two additional bedrooms, each with its own walk-in closet, provide ample room for family or guests, along with a full 4-piece bathroom. A convenient laundry room with a sink simplifies routines, and a versatile bonus room offers space for a playroom, home theater, or lounge. The lower level, accessible by a separate rear entrance, opens to a walk-out basement with a concrete pad beneath the main-floor deck. The undeveloped basement is perfect for transformation into a rec area or a potential revenue-generating secondary suite (subject to approval and permitting by the city/municipality). Set in the welcoming Iron Landing community, this home is close to parks, playgrounds, and top-rated schools like Crossfield Elementary and W.G. Murdoch School. Enjoy the peaceful charm of Crossfield, with Airdrie just 10 minutes away, Calgary 25 minutes, and easy access to Highway 2. Scheduled for completion in March 2025, this home offers the chance to choose from bespoke finishes, making it a true reflection of your style. (Photos shown are from a previous project; Our latest show home is near completion, with just a few finishing touches remaining.) Don't miss this exceptional property—contact us today to make it yours!</p>
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



FRONT ELEVATION



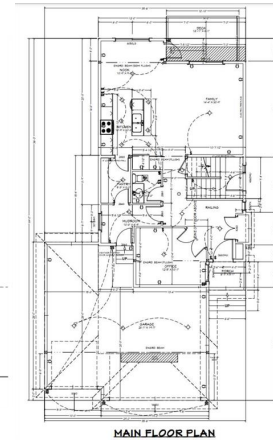
REAR ELEVATION



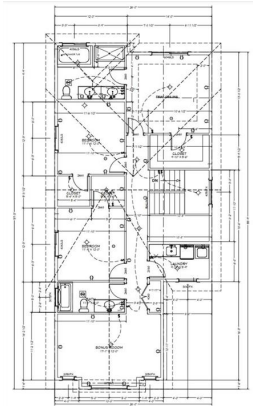
LEFT ELEVATION



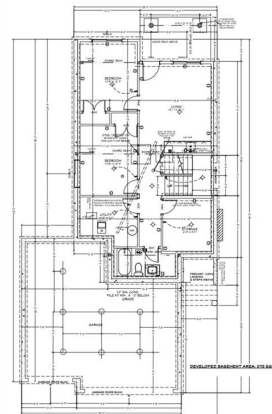
RIGHT ELEVATION



MAIN FLOOR PLAN



SECOND FLOOR PLAN



FOUNDATION PLAN

