



THE
A-TEAM

**RE/MAX
FIRST**

1197 IRON RIDGE Avenue, Crossfield T0M 0S0

MLS® #: **A2180688**

Area: **NONE**

Listing Date: **11/22/24**

List Price: **\$505,900**

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: **3,444 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,289**
Low Sqft:
Ttl Sqft: **1,289**

DOM

60
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane,Front Yard**
Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **See Remarks**
Int Feat: **High Ceilings,Kitchen Island,Quartz Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`5" x 11`10"
Kitchen	Main	14`8" x 9`9"
Bedroom	Upper	9`1" x 10`6"
2pc Bathroom	Main	0`0" x 0`0"
4pc Ensuite bath	Upper	0`0" x 0`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	8`11" x 11`8"
Bedroom - Primary	Upper	12`5" x 11`10"
Bedroom	Upper	9`7" x 9`7"
4pc Bathroom	Upper	0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2410344

Zoning:
R-C

Remarks

Pub Rmks:

Welcome home to the peaceful fast-growing community of Iron Landing in Crossfield. Featuring this crafted Aspen Model Lane home, brought to you by Homes by Creation awaits. With 1,289 Sq Ft, 3 bedrooms, and 2.5 bathrooms, this home offers a seamless fusion of comfort and style. Great open-concept layout, large windows for natural lights which accentuates the well-crafted design elements throughout. Main floor features 9' high ceiling, Island with tasteful finishes. Upper-level features master bedroom, with a generously sized walk-in closet and a luxurious 4-piece ensuite bathroom. Two additional well-sized bedrooms provide ample space for your family, with another full bathroom for added convenience. With a separate entrance to the unfinished basement, this home offers excellent potential for future development or rental opportunity. There are arrays of amenities in Crossfield and within walking distance, including parks, playgrounds, walking paths, easy access to schools, shopping, dining, and major transportation routes. All that you need are just moments away. Don't miss out on the chance to own a piece of luxury, quiet and peaceful living in Crossfield. Inquire to experience the modern elegance where your dream home awaits you.

Inclusions:
Property Listed By:

**see remarks
CIR Realty**

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



