



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1153 IRON RIDGE Avenue, Crossfield T0M 0S0**

MLS®#: **A2180721**

Area: **NONE**

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

List Price: **\$525,900**

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: **1,316**  
Low Sqft:  
Ttl Sqft: **1,316**

DOM

**29**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **1**

Access:  
Lot Feat: **Back Lane**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
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: **Kitchen Island, Pantry, Quartz Counters**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>11`0" x 13`8"</b>	<b>Nook</b>	<b>Main</b>	<b>10`0" x 8`6"</b>
<b>Entrance</b>	<b>Main</b>	<b>7`9" x 5`2"</b>	<b>Laundry</b>	<b>Main</b>	<b>5`1" x 6`8"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`10" x 13`8"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`6" x 11`4"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>8`10" x 11`10"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>	<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>

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Title:	Zoning:
<b>Fee Simple</b>	<b>R-C</b>
Legal Desc:	<b>2410344</b>

Remarks

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Pub Rmks:	<b>Welcome home to the peaceful fast-growing community of Iron Landing in Crossfield. Featuring this well-crafted Pine Model 2 Storey home, brought to you by Homes by Creation. With over 1300 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 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.</b>
Inclusions:	<b>none</b>
Property Listed By:	<b>CIR Realty</b>

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

22'

# PINE

MAIN 660 ft<sup>2</sup> | UPPER 656 ft<sup>2</sup> | TOTAL 1316 ft<sup>2</sup>

