



THE
A-TEAM

**RE/MAX
FIRST**

1173 IRON RIDGE Avenue, Crossfield T0M0S0

MLS® #: **A2184613** Area: **NONE** Listing Date: **12/28/24** List Price: **\$698,000**
 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: **3,904 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,960**
 Low Sqft:
 Ttl Sqft: **1,960**

DOM

96
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,Interior Lot,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **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
Foyer	Main	7`10" x 10`9"	Mud Room	Main	8`7" x 7`0"
Office	Main	10`0" x 9`6"	2pc Bathroom	Main	5`4" x 5`4"
Family Room	Main	14`1" x 14`4"	Nook	Main	13`0" x 8`6"
Bedroom	Upper	12`6" x 9`10"	3pc Bathroom	Upper	8`6" x 5`0"
Bedroom	Upper	10`2" x 9`10"	Bedroom - Primary	Upper	13`4" x 11`0"
5pc Ensuite bath	Second	8`5" x 10`0"			

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

2410344

R-1C

Remarks

Pub Rmks:

Welcome to our custom 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 refined maple accents, shaker with plywood cabinet boxes, black exterior dual pane windows, high end lighting, natural gas fireplace feature, quartz countertops and Lvp flooring. Full finishes can be provided upon request or customized to your individual preferences! Additional features include a 10ft ceiling on the main, separate entrance, completed landscaping, basement roughed in. 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 will wonder why you didn't move sooner! Home is estimated for completion in winter 2024. Pictures are from a previous project and our EXQUISITE show home is currently under construction.

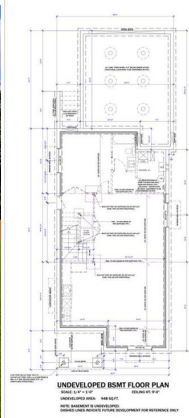
Inclusions:

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





PROPOSED UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"
DATE: 10/15/2024
DRAWN BY: [Name]

