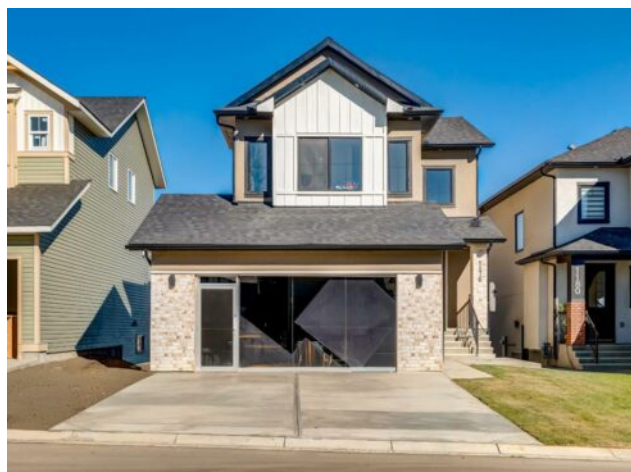


1176 Iron Ridge Avenue  
Crossfield, Alberta

MLS # A2276910



**\$700,000**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | NONE  |               |                  |
| <b>Type:</b>     | Residential/House   |               |                  |
| <b>Style:</b>    | 2 Storey  |               |                  |
| <b>Size:</b>     | 2,050 sq.ft.  | <b>Age:</b>   | 2024 (2 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached, Off Street                                      |               |                  |
| <b>Lot Size:</b> | 0.11 Acre   |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, S |               |                  |

|                    |                              |                   |      |
|--------------------|------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank    | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle              | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                         | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Concrete, Stucco, Wood Frame | <b>Zoning:</b>    | R-1B |
| <b>Foundation:</b> | Poured Concrete              | <b>Utilities:</b> | -    |

**Features:** High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows

**Inclusions:** N/A

Welcome to our latest Exquisite SHOWHOME in the town of Crossfield. Just 10 minutes north of Airdrie, 25 minutes from Calgary and 3 minutes off highway 2. This 2050sqft heavily upgraded home consists of 3 bedrooms, 2.5 bathrooms with bespoke finishings such as maple wood detail, shaker with plywood cabinet boxes, black exterior dual pane windows, high end lighting, montigo natural gas fireplace feature, quartz countertops, upgraded black plumbing fixtures with freestanding tub, upgraded black hardware, wide plank Lvp flooring with a drywalled/insulated garage. Exterior also includes beautiful stucco/stone finishes. Full finishes can be provided upon request. Additional features include a large WALKOUT lot, 9FT CEILINGS on all floors, Open concept design, separate entrance, completed landscaping, basement roughed in with plans included. Exterior landscaping to be completed concrete wrapped around to rear patio is included. 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'll wonder why you didn't move sooner! Home is almost complete with final finishes/touchups and exterior landscaping remaining.