



GRASSROOTS

REALTY GROUP

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**168 Iron Ridge Place
Crossfield, Alberta**

MLS # A2316297



\$675,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,960 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt, Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s)

Inclusions: N/A

This beautifully designed home, currently under construction, combines quality craftsmanship with a functional layout tailored for modern family living. Offering modern finishes and the opportunity to personalize select interior features before completion, this home is thoughtfully designed for both comfort and practicality. Enhanced with 9' ceiling heights on all floors, AC rough-ins, and elegant wainscoting feature designs, it delivers both style and future-ready functionality. The main floor is ideal for everyday living and entertaining. The kitchen features quartz countertops, a large island, plenty of cabinet space, and a convenient walk-through pantry connecting directly to the mudroom and garage entrance. A separate spice kitchen provides additional preparation space, making it perfect for cooking and hosting family gatherings. The bright family room is anchored by a fireplace and flows seamlessly into the dining area and kitchen, creating an inviting atmosphere. The main-floor flex room offers versatility as a home office, study area, guest room, or playroom, while a full bathroom adds extra convenience. Upstairs, the bonus room provides additional living space for the family. The primary bedroom features a walk-in closet and a well-appointed ensuite. Two additional bedrooms, a full bathroom, and an upper-floor laundry room complete the upper level. A front balcony adds character to the home and provides an outdoor space to relax, complete with a gas line for a BBQ. The walkout basement is undeveloped and ready for future development, allowing you to create additional living space tailored to your needs. Backing onto green space, the property offers privacy and open views. The exterior features a combination of stucco and stone accents, while the double attached garage provides room for parking and storage. Located in the growing community

of Crossfield, residents enjoy the convenience of nearby parks, pathways, local amenities, and schools, including Crossfield Elementary School and W. G. Murdoch School. Offering small-town charm with easy access to Calgary and Airdrie, Crossfield continues to attract families looking for space, value, and a strong sense of community.