



**GRASSROOTS**  
REALTY GROUP

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1176 Iron Ridge Avenue  
Crossfield, Alberta

MLS # A2316427



**\$698,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,050 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Dog Run Fenced In, F		

<b>Heating:</b>	High Efficiency, Fireplace(s), Forced Air, Natural Gas	<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>	Brick, Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-1B
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Chandelier, 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, Smart Home, Storage, Sump Pump(s), Tray Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Builder Promotion: If an offer is received on or before June 30, 2026, the builder will include a partially finished basement, featuring flooring, insulation, and drywall in the open recreation/play area. Our latest Exquisite showhome in the town of Crossfield sets the standard once again, exceeding the expectations of many home buyers. This 2,050 sq. ft. heavily upgraded home features 4 bedrooms and 2.5 bathrooms with high-end finishes throughout. These include shaker-style plywood cabinetry, black exterior dual-pane windows, premium lighting, a Montigo natural gas fireplace, integrated lighting with floating shelves, under-cabinet lighting, and a beautifully finished staircase. The home is completed with quartz countertops on all levels, upgraded black plumbing fixtures, a freestanding tub, upgraded black hardware, and wide-plank LVP flooring. It also includes a drywalled and insulated oversized garage. The exterior offers a striking combination of stucco and stone finishes, enhancing its curb appeal. Additional features include a large walkout lot, 9-foot ceilings on all floors, an open-concept design, and a separate entrance. The basement is roughed in with plans included for future development. The home also comes fully landscaped in the front and back, fully fenced for privacy, with a concrete path leading to the backyard and side entrance. Spend sunny afternoons enjoying nearby parks and playgrounds such as Veterans Peace Park, or explore local community events like the Crossfield Farmers Market, the annual Demolition Derby, and the Rodeo Grounds. This rapidly growing town also offers K&ndash;12 schools, including Crossfield Elementary School and W.G. Murdoch School, all within a short walk. With extensively upgraded finishes at this price point, you won&rsquo;t find a better deal. Most importantly, enjoy the safety and welcoming community of

Crossfield, where children play freely and neighbours support one another.