



GRASSROOTS
REALTY GROUP

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1185 Iron Ridge Avenue
Crossfield, Alberta

MLS # A2318246



\$598,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,323 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Garage Door Opener		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped, Rectangular Lot		

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

Features: Double Vanity, High Ceilings, Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: n/a

BUILDER INCENTIVE: Receive a complimentary blinds package with an accepted offer submitted on or before September 30, 2026.* Welcome to Maple in Crossfield, where timeless design meets a distinctly modern edge. This brand-new custom bungalow offers 2,353 sq. ft. of beautiful living space, designed for buyers who appreciate the details & refuse to settle for ordinary. Step inside to soaring 10-foot ceilings, dramatic black-framed windows and an open-concept main floor that feels both elevated and effortless. At the centre of it all is a statement kitchen with a generous quartz island, premium stainless-steel appliances, solid plywood shaker cabinetry, designer lighting and sleek black accents. It is equal parts showpiece and gathering place. The living room is anchored by a contemporary Montigo gas fireplace, while warm details and wide-plank luxury vinyl flooring soften the home's clean architectural lines. Beyond the glass, a large rear deck extends the living space outdoors. The primary suite feels more boutique hotel than bedroom, complete with a spacious walk-in closet and luxurious five-piece ensuite. A second main-floor bedroom, full bathroom and dedicated laundry room with sink complete the level. Downstairs, the 9-foot ceilings continue the home's sense of scale. with potential for a sprawling recreation room with custom media centre and built-in shelving sets the stage for movie nights and entertaining, while the wet bar makes hosting effortless. Two additional bedrooms & including one with a walk-in closet & plus a dedicated home office provide flexibility for family, guests or working from home. A separate side entrance adds even more versatility. Outside, the home is finished with a striking combination of stucco and stone, a covered front porch, landscaped yard and double detached garage. And

because luxury should never feel mass-produced, there is still an opportunity to select certain finishes and make the home distinctly yours. Located moments from parks, playgrounds and schools, with Airdrie less than 10 minutes away and Calgary approximately 25 minutes south, this is small-town living without sacrificing access to the city. *Photos are virtually staged*