



1185 Iron Ridge Avenue
Crossfield, Alberta

MLS # A2318731



\$598,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,323 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, Garage Door Opener		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt, Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stone, Stucco	Zoning:	R-1C
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Are you ready to own one of the most stunning, head-turning bungalows in the community? If so, take a look at this brand-new custom-built bungalow in the family-friendly community of Crossfield. This brand-new home offers 2,353 square feet of thoughtfully designed living space, including 1,323 square feet on the main floor and 1,030 square feet in the basement, which is open and ready to be customized by the new owners. The kitchen is fully upgraded with a large island, quartz countertops, premium stainless steel appliances, upgraded gold hardware, high-end lighting, and solid plywood shaker-style cabinetry. The living room features a modern Montigo gas fireplace, while luxury vinyl plank flooring, maple wood accents, and black dual-pane windows add warmth and contemporary style throughout the home. The exterior showcases a combination of stucco and stone finishes, all included as part of the home's upgrade package. The primary bedroom features a walk-in closet and a five-piece ensuite. The main floor also includes a second bedroom, a full four-piece bathroom, and a laundry room with a sink. Downstairs, you'll find a spacious basement with a separate side entrance, offering excellent flexibility and future development potential. Outside, there is a double detached garage, a fully landscaped yard, and outdoor space to enjoy throughout the seasons. Located in the growing Iron Landing community, this home is close to parks, playgrounds, shopping, and schools, including Crossfield Elementary School and W. G. Murdoch School. Airdrie is less than 10 minutes away, Calgary is approximately 25 minutes away, and Highway 2 is easily accessible for commuters. There is still time to select some of the basement finishes and personalize the space to suit your needs and style.