



GRASSROOTS
REALTY GROUP

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164 Iron Ridge Place
Crossfield, Alberta

MLS # A2340354



\$659,999

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,506 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Driveway		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaping		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	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), Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Sump Pump(s), Walk-In Closet(s)		
Inclusions:	N/A		

Beautifully positioned on a quiet cul-de-sac and backing onto green space, this brand-new bungalow in Crossfield offers over 2,700 sq. ft. of developed living space with a layout designed for comfortable, modern living. Featuring 4 bedrooms, 3 full bathrooms, a dedicated office/den, a fully finished basement, and a double front attached garage, the home provides plenty of space and flexibility for families of all sizes. The main level features 9' ceilings, luxury vinyl plank flooring, and a bright, open-concept layout connecting the kitchen, dining, and living areas. Modern finishes and thoughtfully selected details create a clean, contemporary feel throughout, while A/C rough-ins add future convenience. Depending on the stage of construction, buyers may also have the opportunity to personalize select interior finishes prior to completion. The fully developed basement adds valuable additional living space with two bedrooms, a full bathroom, a generous recreation area, wet bar space, and additional storage. Whether used for older children, guests, extended family, or entertaining, the lower level offers plenty of versatility. Backing directly onto green space provides added privacy, open views, and a peaceful setting with no immediate neighbours behind. Combined with its location on a quiet cul-de-sac, the property offers a more private, family-friendly setting with less through traffic. The exterior is finished with a combination of stucco and stone accents, complemented by a double front attached garage with room for vehicles and storage. Located in the growing community of Crossfield, the home is close to parks, pathways, local amenities, and schools including Crossfield Elementary School and W.G. Murdoch School. With convenient access to Airdrie and Calgary, this is an excellent opportunity to enjoy more space, a quieter setting, and the benefits of small-town living while

remaining connected to the city.