



GRASSROOTS
REALTY GROUP

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172 Iron Ridge Place
Crossfield, Alberta

MLS # A2340383



\$689,999

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,376 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
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, Tile, 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:	Bathroom Rough-in, 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), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautifully crafted new home by Hemi Custom Homes, currently under construction in the growing community of Iron Ridge in Crossfield. Offering 2,376 sq. ft. of thoughtfully designed living space, this two-storey home combines modern style, quality craftsmanship, and a functional layout created with today's families in mind. With construction underway, there may also be an opportunity to personalize select interior finishes prior to completion. The home features 4 bedrooms, 2.5 bathrooms, a main-floor flex room, upper bonus room, spice kitchen, and double attached garage. The open-concept main level is designed for both everyday living and entertaining, with a spacious family room centred around a stylish fireplace, a bright dining area, and a well-appointed kitchen featuring a large island, generous cabinetry, and a separate spice kitchen for additional prep and cooking space. A versatile flex room on the main floor can easily function as a home office, study, or additional sitting space. A conveniently located mudroom provides direct access to the double attached garage and helps keep everyday organization simple. Upstairs, the spacious primary suite features a walk-in closet and private ensuite. Three additional well-sized bedrooms, a full bathroom, dedicated upper-floor laundry, and a generous bonus room complete the second level, providing plenty of space for the entire family. The unfinished basement offers excellent potential for future development and already includes bathroom rough-ins, allowing the next owner to customize the space to suit their needs. I'd combine them so you're not repeating "Located in Iron Ridge" twice: Built on a quiet cul-de-sac in Iron Ridge, one of Crossfield's growing new communities, this brand-new home offers a private, family-friendly setting with less through

traffic. Thoughtfully designed with modern finishes, quality craftsmanship, and generous living space, the home delivers the functionality today's buyers are looking for, along with the opportunity to personalize select interior finishes before construction is complete.