



GRASSROOTS
REALTY GROUP

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136 Iron Ridge Place
Crossfield, Alberta

MLS # A2341043



\$699,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,658 sq.ft.	Age:	2026 (0 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Garage Faces Front, Oversized, Triple Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Build your dream home in the welcoming community of Crossfield! This exceptional package includes the lot and a thoughtfully designed two-bedroom, three-bathroom bungalow, with opportunities to personalize the cabinetry, colours, flooring, finishes and more. The bright, open-concept floor plan is ideal for comfortable everyday living, whether you're raising a family or looking to downsize. The spacious primary retreat features a private ensuite with dual sinks and a walk-in closet. Convenient main-floor laundry and a generous mudroom add practicality to the home. A huge triple-attached garage includes an oversized bay with room for an RV, additional storage or the ultimate workshop. The basement is not included in the listed price; however, optional development plans are available. With an estimated four-month construction timeline, your new custom home could be ready sooner than you think. Enjoy small-town living in Crossfield, just a short drive from Airdrie and Calgary. Come explore the possibilities and start planning your new home today! ***Free Washer and Dryer until the end of December***