



GRASSROOTS
REALTY GROUP

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1116 Iron Ridge Avenue
Crossfield, Alberta

MLS # A2341050



\$685,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,351 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	3
Garage:	Garage Faces Front, Oversized, Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Interior Lot, Rectangular Lot		

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, Stone Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

An exceptional opportunity to build and personalize your dream home in the welcoming community of Crossfield! The listed price includes both the lot and this impressive two-storey home, offering nearly 2,400 square feet of beautifully planned living space. Choose your cabinetry, colours, flooring and finishes to create a home that reflects your personal style. Step inside to a thoughtfully designed main floor featuring a private front office, ideally positioned away from the activity of the main living areas. The bright, open-concept layout brings together a spacious great room, chef-inspired kitchen and generous dining area, creating an inviting space for everyday living and memorable gatherings. A convenient walkthrough pantry adds valuable storage and functionality. Upstairs, the spacious primary suite offers a relaxing retreat with a luxurious ensuite featuring dual sinks and a large walk-in closet. Two additional bedrooms, a full bathroom, centrally located laundry and a versatile bonus room complete the upper level. The striking open-to-below design overlooking the great room enhances the home's sense of space and adds an elegant, estate-inspired feel. The oversized triple-attached garage provides plenty of room for vehicles, storage or a dedicated workspace, including an extra-large bay that can accommodate an oversized vehicle. The basement is not included in the listed price, although optional development plans are available. With an estimated construction timeline of approximately four months, your new custom home may be closer than you imagined. Experience the charm and convenience of life in Crossfield, located just a short drive from Airdrie and Calgary. Explore the possibilities and begin planning your new home today! ***Free Washer and Dryer until the end of December***

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