



GRASSROOTS
REALTY GROUP

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1209 Iron Ridge Avenue
Crossfield, Alberta

MLS # A2342345



\$718,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,110 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Garage Door Opener, Triple Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-1C
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Double Vanity, High Ceilings, Low Flow Plumbing Fixtures, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

Inclusions: n/a

BUILDER INCENTIVE: Receive a complimentary blinds package with an accepted offer submitted on or before September 30, 2026*. Why settle for an ordinary new build when you can have custom design, exceptional space and a rare triple-car garage? Welcome to 1209 Iron Ridge Avenue—a beautifully crafted, never-occupied Exquisite Home offering 2,110 sq. ft. of above-grade living space, plus an additional 835 sq. ft. of unfinished basement space ready for your future plans. From the moment you enter, soaring 9-foot ceilings, expansive windows and a dramatic open-to-below design create an immediate sense of space and natural light. The thoughtfully designed main floor offers two separate living areas, giving your family the flexibility to entertain, relax or work from home with ease. At the heart of the home is a chef-inspired kitchen featuring slim shaker-style cabinetry with durable plywood boxes, quartz countertops, a generous central island, upgraded lighting and a separate spice kitchen—perfect for everyday cooking and entertaining. The kitchen flows effortlessly into the dining area and great room, where a Montigo gas fireplace brings warmth and character to the space. A private main-floor office, functional mudroom and convenient powder room complete this level. Upstairs, 9-foot ceilings continue throughout three spacious bedrooms, each enhanced by elegant tray-ceiling details. The primary suite feels like a private retreat, complete with a walk-in closet and a spa-inspired five-piece ensuite featuring dual sinks, a soaker tub and a custom-tiled shower. The second bedroom includes its own walk-in closet, while upper-floor laundry with built-in cabinetry adds everyday convenience. Wide-plank luxury vinyl flooring, designer lighting, refined wood detailing and black dual-pane exterior windows create a sophisticated, timeless finish.

throughout. Outside, acrylic stucco and stone accents deliver impressive curb appeal, while the welcoming front deck and triple detached garage provide the outdoor space, parking and storage buyers rarely find together. Located in the growing community of Crossfield, this move-in-ready home offers custom-home style, thoughtful functionality and nearly 3,000 sq. ft. of total potential living space— all just a short drive from Airdrie and Calgary. This is the space your family needs, with the elevated finishes you have been waiting for.