



GRASSROOTS
REALTY GROUP

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1176 Iron Ridge Avenue
Crossfield, Alberta

MLS # A2342351



\$698,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,050 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, S		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows		
Inclusions:	N/A		

BUILDER INCENTIVE: Receive a complimentary blinds package with an accepted offer submitted on or before September 30, 2026.* Why settle for a standard new build when you can have the upgrades, space and outdoor finishing already completed? Welcome to 1176 Iron Ridge Avenue—an extensively upgraded Showhome offering over 2,050 sq. ft. of thoughtfully designed living space on a premium walkout lot in the growing community of Crossfield. From the moment you step inside, soaring 9-foot ceilings, wide-plank luxury vinyl flooring and an abundance of natural light create a bright, open and inviting atmosphere. Designed for both everyday living and entertaining, the open-concept main floor flows seamlessly between the kitchen, dining area and great room. At the heart of the home is a beautifully appointed designer kitchen featuring quartz countertops, shaker-style cabinetry with durable plywood boxes, generous storage and a spacious island ideal for gathering. The adjoining great room is anchored by a Montigo gas fireplace, bringing warmth and character to the space, while expansive windows frame the walkout setting beyond. Upstairs, the home offers three generously sized bedrooms, including a private primary retreat with a beautifully finished ensuite featuring a freestanding soaker tub. A second full bathroom and conveniently located laundry complete the upper level. The walkout basement and separate side entrance provide exceptional flexibility for future development, whether you envision additional living space, a home office, recreation area or private accommodations, subject to municipal approval. Outside, the property is already fully landscaped and fenced, allowing you to enjoy the home from the moment you move in. An oversized, insulated and drywalled garage provides additional space for vehicles, storage and

everyday convenience. Combining elevated finishes, a functional family-friendly layout and the rare advantage of a premium walkout lot, 1176 Iron Ridge Avenue delivers the space and quality today's buyers are looking for—without compromising on luxury. Some homes simply check the boxes. This one raises the standard.