



GRASSROOTS
REALTY GROUP

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**1149 Iron Ridge Avenue
Crossfield, Alberta**

MLS # A2344094



\$549,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,698 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1C
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this brand new build in the desirable community of Iron Landing in Crossfield. Offering a bright and open atmosphere with modern finishes throughout, this home is suited for first time buyers and move up buyers alike, priced in the mid \$500,000s and complete with a front attached garage. Step inside to a bright open entry with an open to above ceiling that creates a grand first impression. Just past the entry, a main floor office offers a quiet space to work from home. The main level offers an open concept design, leading you into a large living room, followed by a modern kitchen featuring quartz countertops, neutral cabinets, a pantry, and a large island with new stainless steel appliances, and a dining area that leads out to a sunny south facing backyard. This level features 9 ft ceilings, luxury plank flooring, and modern lighting throughout, along with an abundance of natural light. A 2pc bath completes this level. The open staircase carries you up to a spacious primary suite, complete with a walk-in closet and a 4pc ensuite. Two additional bedrooms, both bright and inviting, along with a full bathroom and upper laundry for added convenience. The same modern lighting and finishes found on the main level continue throughout the upper floor, tying the whole home together. The basement remains unfinished, offering a blank canvas for future development and the opportunity to make this space your own. Additional features include a 12 x 8 deck to be added, and the home sits beside a pathway, perfect for walking and enjoying the outdoors. You will enjoy nearby schools, parks, and playgrounds, along with sports fields and a variety of community activities for all ages. Crossfield still has small town charm, with quick and easy highway access, keeping you just minutes from Airdrie for an easy commute. This is a wonderful opportunity to own a brand new home in a

community that has it all.