



GRASSROOTS
REALTY GROUP

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1184 Iron Ridge Avenue
Crossfield, Alberta

MLS # A2349210



\$650,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,916 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:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)

Inclusions: None

Welcome to 1184 Iron Ridge Avenue, featuring the beautifully designed Berkeley in the growing community of Iron Landing in Crossfield. Priced at \$650,000, this impressive walkout home offers 3 bedrooms, 2.5 bathrooms, a spacious upper bonus room, and an attached double garage with an additional tandem area providing parking for up to three vehicles. Step inside to a bright, open-concept main floor designed for comfortable everyday living and entertaining. Upgraded tile flooring complement the modern finishes throughout. The kitchen is a standout, featuring quartz countertops, a stainless steel appliance package, an upgraded Whirlpool refrigerator, Silgranit sink, black Delta plumbing fixtures, and the stylish Linden lighting package. The great room is anchored by an electric fireplace, creating a warm and inviting gathering space, while sliding doors provide direct access to the rear deck. This home comes with air conditioning, a gas line for the barbecue, Gemstone exterior lighting. The Bahia railing design adds another contemporary touch to the home's thoughtfully selected finishes, and window coverings are already included throughout. Upstairs, a spacious bonus room provides additional living space perfect for movie nights, a playroom, or a relaxing family retreat. The primary suite features a generous walk-in closet and spacious 5-piece ensuite with upgraded ceramic tile. Two additional bedrooms, a full bathroom, and convenient upper-floor laundry complete the second level. Triple-pane windows add comfort and efficiency, while the unique garage configuration offers exceptional flexibility with its double-car garage plus tandem area and parking for up to three vehicles. The home also features 95% high-efficiency furnace and a 72-gallon hot water tank. Located in Iron Landing, you'll enjoy a family-friendly Crossfield community with pathways, green spaces, parks

and playgrounds, while being less than five minutes from local schools. With modern finishes, generous living spaces, and a versatile floor plan, the Berkeley offers an excellent opportunity to call Crossfield home.