

\$605,000 - 1161 Iron Ridge Avenue, Crossfield

MLS® #A2234787

\$605,000

3 Bedroom, 3.00 Bathroom, 1,672 sqft

Residential on 0.09 Acres

NONE, Crossfield, Alberta

Built by Calgary and area builder Alliston at Home, this standout 3- bedroom, 2.5-bath beauty sits in the heart of Crossfield's sought-after Iron Landing community—just steps from Veterans Peace Park and within walking distance to Crossfield Elementary and W.G. Murdoch Schools. This home will be ready for possession September 2025! Welcome to your next home—a beautifully designed space where comfort meets style! Step inside and be wowed by the bright, open layout. The living room is full of natural light thanks to large windows and a stunning open-to-above feature. Sleek upgraded railings and durable vinyl plank flooring give the space a fresh, modern vibe that's easy to maintain. The kitchen is a showstopper—complete with stainless steel Whirlpool appliances, quartz countertops, an integrated kitchen island, and plenty of modern charcoal cabinetry. Whether you're cooking for the family or entertaining friends, this space is as functional as it is beautiful. The connected dining area flows right out to a large backyard—perfect for summer BBQs and outdoor hangs. Upstairs, you'll find three bedrooms and a versatile bonus room—ideal for a playroom, office, or chill zone. The spacious primary suite features a walk-in closet and a luxe ensuite with dual sinks, quartz counters, and a three-wall tiled walk-in shower. Two additional bedrooms share a stylish 3-piece bathroom—great for growing families or



hosting guests. The unfinished basement is full of potential, with a side entrance, rough-ins for a bathroom, wet bar, and secondary laundry—ideal for a future legal suite (pending town approval). Enjoy sunny days in your south-facing backyard or get your hands dirty in the garden. The front yard landscaping comes with a tree from the developer—just one more thoughtful detail that makes this house special and ready to call home. With a double attached garage for all your parking and storage needs, this home truly has it all. It’s the perfect blend of space, style, and suburban serenity—just ten minutes outside the city. Photos are representative.

Built in 2025

Essential Information

MLS® #	A2234787
Price	\$605,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,672
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1161 Iron Ridge Avenue
Subdivision	NONE
City	Crossfield
County	Rocky View County
Province	Alberta
Postal Code	T0M 0S0

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, Kitchen Island, Pantry, Stone Counters, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 26th, 2025
Days on Market	40
Zoning	R-1C

Listing Details

Listing Office	KIC Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.