

\$539,900 - 1205 Iron Ridge Avenue, Crossfield

MLS® #A2206617

\$539,900

3 Bedroom, 3.00 Bathroom, 1,594 sqft

Residential on 0.08 Acres

NONE, Crossfield, Alberta

Welcome to The Bowery, where modern luxury meets small-town charm! This beautifully designed 1,598 sq. ft. craftsman-style home features 3 bedrooms and 2.5 bathrooms, offering a perfect blend of comfort and functionality—ideal for families and individuals seeking their dream home.

Step inside to experience a living space that seamlessly flows into the centre nook area, adorned with natural-colored luxury vinyl plank flooring throughout the main floor. This layout is perfect for entertaining guests or relaxing with loved ones.

The heart of the home features a thoughtfully designed kitchen, complete with quartz countertops, White 42" shaker style cabinets and a stunning tile backsplash.

Equipped with a Whirlpool stainless steel appliance package, including a 36" French door refrigerator, a gas slide-in range, a large-capacity dishwasher, and a Panasonic microwave located in the expansive island, this kitchen is both functional and stylish. A stainless chimney hood fan rises to ceiling height, while the undermounted kitchen sink overlooks your inviting south-facing backyard.

The upper floor boasts a versatile loft area with a neutral tone plush carpet perfect for family



movie nights or a play zone for kids. This home includes three bedrooms, highlighted by a primary suite featuring a generous walk-in closet. The ensuite also has an upgraded tiled shower with a 60" x 32" fiberglass base. For your convenience, the laundry room is also located on the upper floor.

Luxury vinyl tile flooring in the upper bathrooms and the second-floor laundry add an elegant touch.

The exterior of the home showcases a north-facing front and a south-facing backyard, ideal for soaking up the sun. Triple-pane windows in the Bowery ensure energy efficiency. The home has a gas line for a BBQ along with a convenient parking pad and a side entrance.

Nestled in the serene town of Crossfield, this home is within walking distance to schools Crossfield Elementary k-5, W.G. Murdoch 6-12. All local amenities, including playgrounds, a grocery store, a public library, Crossfield Fitness, and cozy coffee shops all within a short distance. Embrace the tranquility of a small-town lifestyle, complete with big open skies and a welcoming neighborhood.

Don't miss your opportunity to make The Bowery your new home. Schedule a viewing today and experience the charm of Crossfield living!

Built in 2025

Essential Information

MLS® #	A2206617
Price	\$539,900

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,594
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1205 Iron Ridge Avenue
Subdivision	NONE
City	Crossfield
County	Rocky View County
Province	Alberta
Postal Code	T0M 0S0

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Kitchen Island, Pantry, Quartz Counters, See Remarks
Appliances	Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Interior Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	March 28th, 2025
Days on Market	130
Zoning	TBD

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.