

\$749,900 - 1184 Iron Ridge Avenue, Crossfield

MLS® #A2234426

\$749,900

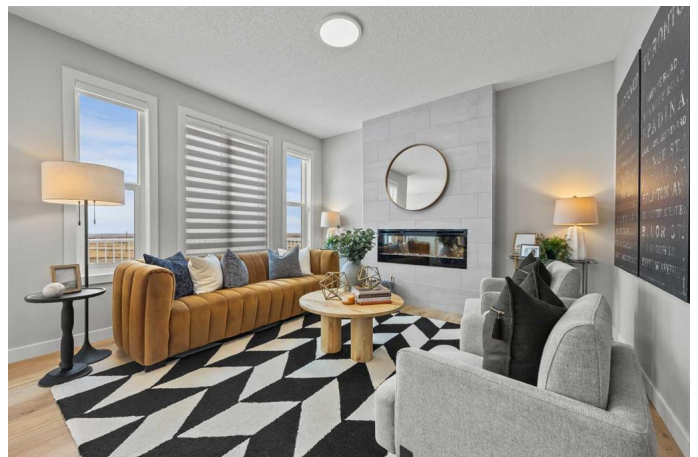
3 Bedroom, 3.00 Bathroom, 1,919 sqft

Residential on 0.01 Acres

NONE, Crossfield, Alberta

Don't miss this rare opportunity to own a professionally designed and fully upgraded showhome, now available for purchase with a leaseback option! Receive a 5% return on the purchase price while your home is being utilized as a show home. 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 and ONLY ten minutes North of Airdrie. Small town charm near big city amenities, get the best of both worlds here. With over 1,900 sq. ft. of thoughtfully designed living space, this home blends modern

style with total functionality. You'll love the bright, airy vibe from the moment you walk in, thanks to the 9' ceilings, open-to-below entry, and a mix of matte black and stainless-steel fixtures that add just the right amount of edge. At the heart of the home is a chef-inspired kitchen decked out with Whirlpool appliances, perfect for casual family dinners or hosting friends. The open-concept great room features a cozy electric fireplace and flows seamlessly into the dining area—ideal for both chill nights in and big get-togethers. Need space for your vehicles and your gear? The oversized tandem garage fits up to 3 vehicles, with extra room for storage (or even a future golf simulator setup). Upstairs, you'll find, 3 spacious bedrooms



with the primary bedroom having a dreamy 5-piece spa like ensuite consisting of dual sinks, a soaker tub and a huge 60x36 shower that leads you into your large walk-in closet. The large bonus room offers additional living space and a full laundry room complete with Whirlpool washer and dryer. The unfinished walk-out basement with 9'™ ceilings and plumbing rough-in gives you a head start on future development—think rec room, guest suite, home gym, or all three. Outside, enjoy your north-facing deck, perfect for morning coffee or sunset unwinds. Bonus features include air conditioning, luxury vinyl plank flooring throughout the main, triple-pane windows, front yard landscaping + tree and showhome worthy upgrades throughout.

Built in 2025

Essential Information

MLS® #	A2234426
Price	\$749,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,919
Acres	0.01
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1184 Iron Ridge Avenue
Subdivision	NONE
City	Crossfield
County	Rocky View County

Province	Alberta
Postal Code	T0M 0S0

Amenities

Parking Spaces	5
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Stone Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	None
Lot Description	Other
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 26th, 2025
Days on Market	51
Zoning	R-1C

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.