

\$650,000 - 1173 Iron Ridge Avenue, Crossfield

MLS® #A2262319

\$650,000

4 Bedroom, 3.00 Bathroom, 1,960 sqft

Residential on 0.09 Acres

NONE, Crossfield, Alberta

Special incentive available for homes with conditions waived before December 15, 2025. Includes FREE BASEMENT development with separate side entrance.

Welcome to our custom Exquisite Home in the town of Crossfield, just 9 minutes north of Airdrie, 25 minutes from Calgary, and 3 minutes off Highway 2.

This upgraded home consists of 3 bedrooms and 2.5 bathrooms with bespoke finishings such as refined maple accents, upgraded plywood cabinet boxes, black exterior dual-pane windows, high-end lighting, Montigo gas fireplace, quartz countertops, and wide plank LVP flooring. Full finishes can be provided upon request.

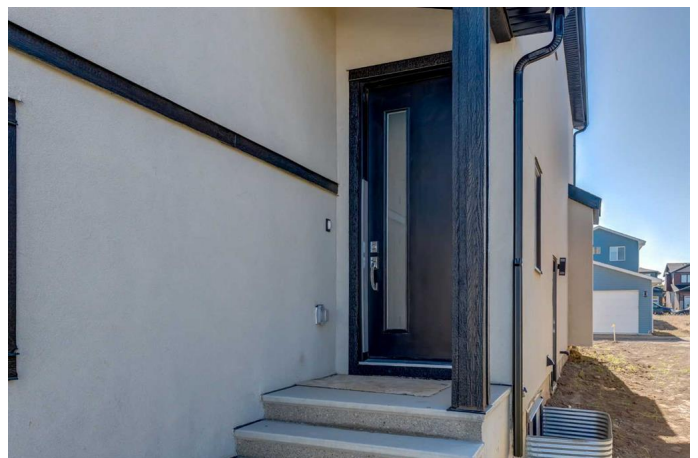
Additional features include 10-ft ceilings on the main floor, stucco and stone exterior, separate entrance, completed landscaping, basement roughed-in, and insulated/drywalled attached garage.

Spend sunny afternoons in the town's parks and playgrounds such as Veterans Peace Park, or check out the Crossfield Farmers Market, the annual Demolition Derby, and the Rodeo Grounds.

This rapidly growing town also has amenities such as K-12 schools, including Crossfield Elementary School and W.G. Murdoch School, which are just a short walk away!

Built in 2025

Essential Information



MLS® #	A2262319
Price	\$650,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,960
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1173 Iron Ridge Avenue
Subdivision	NONE
City	Crossfield
County	Rocky View County
Province	Alberta
Postal Code	T0M0S0

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement Full

Exterior

Exterior Features Rain Gutters
Lot Description Back Lane, Back Yard, Interior Lot, Landscaped, Rectangular Lot
Roof Asphalt Shingle
Construction Concrete, Stucco, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed October 7th, 2025
Days on Market 29
Zoning R-1C

Listing Details

Listing Office 4th Street Holdings Ltd.

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.