

\$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 | 150 |
| Zoning | TBD |

Listing Details

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

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