

\$523,900 - 1205, Iron Ridge Avenue, Crossfield

MLS® #A2264031

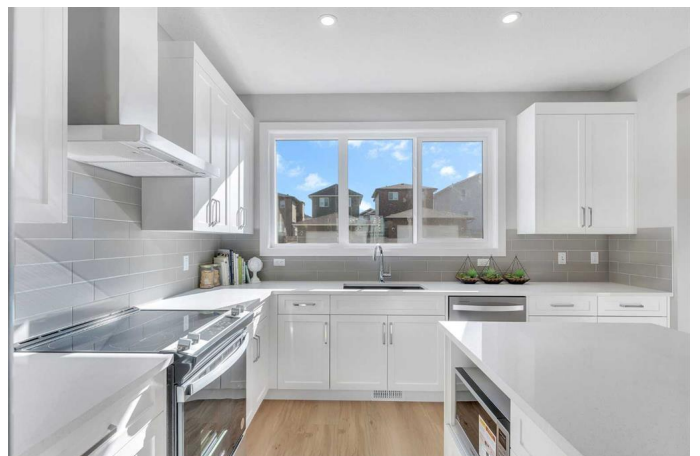
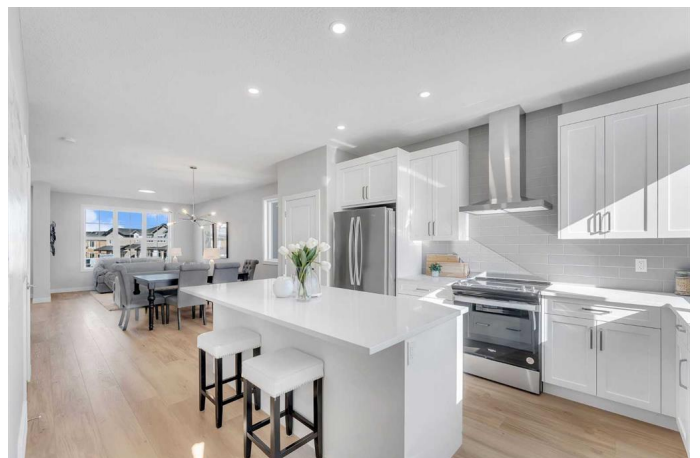
\$523,900

3 Bedroom, 3.00 Bathroom, 1,602 sqft

Residential on 0.08 Acres

NONE, Crossfield, Alberta

Welcome to this stunning, brand-new Alliston at Home build, where integrity and quality are never compromised. Offering over 1,600 sq. ft. of modern living space and beautiful finishes, this home strikes the perfect balance between elegance and everyday comfort. Step inside and be greeted by a bright, open-concept main floor with airy 9'™ ceilings, stylish wide plank vinyl flooring, and a color palette that will please. Sunlight pours in through triple-pane windows, highlighting the spacious front living room and inviting dining area. At the heart of the home, the kitchen gleams with quartz countertops, sleek stainless steel appliances, ample 42"• cabinetry, and a generous island that's™ just waiting for weekend brunches and lively gatherings. A handy nook, dedicated pantry, mudroom, and powder room make daily routines a breeze. Upstairs, a serene primary suite will be your favorite retreat, welcoming you with a walk-in closet and a private ensuite. A central loft offers the perfect cozy corner to unwind, adding separation from the two additional bedrooms. A full bathroom and a convenient upstairs laundry room keep everything beautifully organized and comfortable. The unfinished basement, with its 9-foot ceilings and private side entrance, is a blank canvas brimming with possibility. Out back, the sunny west-facing yard is ready for your personal touch, and with the option to build your dream garage, you can create the perfect outdoor oasis. Tucked away in Iron Landing, one of Crossfield's™ best-kept



secrets, this community blends small-town charm with easy access to the highway, nearby schools, and parks. Head to Stacks and grab your morning coffee, enjoy lunch at Shorty’s Fish and Chips, treat yourself to a Donut Man donut, then go work it all off at Crossfield Fitness, Spin, or Yoga. Life moves a little slower in Crossfield, and new homes offer significant value. This is where new memories are waiting to be made, and it is a great place to call home.

Built in 2025

Essential Information

MLS® #	A2264031
Price	\$523,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,602
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, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Exterior Entry, Unfinished

Exterior

Exterior Features	BBQ gas line
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 13th, 2025
Days on Market	8
Zoning	R-1C

Listing Details

Listing Office	LPT 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.