

# \$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	132
Zoning	TBD

### **Listing Details**

Listing Office	KIC Realty
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