

# \$575,000 - 1117 Iron Ridge Avenue, Crossfield

MLS® #A2253391

**\$575,000**

2 Bedroom, 2.00 Bathroom, 1,232 sqft

Residential on 0.12 Acres

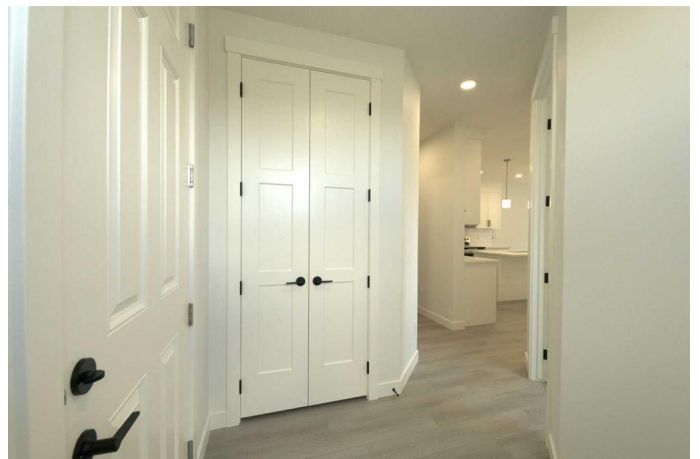
NONE, Crossfield, Alberta

Welcome to 1117 Iron Ridge Avenue, located in the master-planned community of Iron Landing and built by Creation Communities. Featuring the POPLAR model, this one-of-a-kind 1,232 sq. ft. bungalow features 2 spacious bedrooms, a versatile office/den, and 2 full bathrooms, SIDE ENTRY, with the potential to develop the basement in the future for even more living space. Iron Landing is a thoughtfully designed community that blends comfort, affordability, and lifestyle, offering schools (Grades 1–12) within walking distance, interconnected pathways and green spaces, and recreation amenities including a baseball diamond, track, soccer field, skate park, and ice rink all nearby. Situated in the charming town of Crossfield, you™ll enjoy small-town living while staying connected with just a 40-minute drive to Downtown Calgary, 29 minutes to YYC International Airport, and 12 minutes to CrossIron Mills Mall. Don™t miss this opportunity to own an exceptional home at an incredible price in a community designed for families and growth.

Built in 2025

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2253391  |
| Price     | \$575,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Square Footage | 1,232       |
| Acres          | 0.12        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1117 Iron Ridge Avenue |
| Subdivision | NONE                   |
| City        | Crossfield             |
| County      | Rocky View County      |
| Province    | Alberta                |
| Postal Code | T0M 0S0                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | Breakfast Bar, No Animal Home, No Smoking Home, See Remarks |
| Appliances        | Other                                                       |
| Heating           | Forced Air                                                  |
| Cooling           | None                                                        |
| Has Basement      | Yes                                                         |
| Basement          | Unfinished, See Remarks                                     |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Yard, Private Entrance |
| Lot Description   | Back Yard                      |
| Roof              | Asphalt Shingle                |
| Construction      | Vinyl Siding, Wood Frame       |
| Foundation        | Poured Concrete                |

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | September 2nd, 2025 |
|-------------|---------------------|

|                |      |
|----------------|------|
| Days on Market | 65   |
| Zoning         | R1-B |

## **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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