# \$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 1â€"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 See Remarks, Unfinished

#### **Exterior**

Exterior Features Private Entrance, Private Yard

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 57

Zoning R1-B

## **Listing Details**

Listing Office CIR Realty

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