

\$578,878 - 1117 Iron Ridge Avenue, Crossfield

MLS® #A2253391

\$578,878

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, 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, youâ€™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. Donâ€™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 | \$578,878 |
| 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 | Dishwasher, Microwave, Oven, Refrigerator |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Unfinished, See Remarks |

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 | 7 |
| Zoning | R1-B |

Listing Details

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

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