

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

MLS® #A2253391

**\$575,000**

2 Bedroom, 2.00 Bathroom, 1,232 sqft

Residential on 0.12 Acres

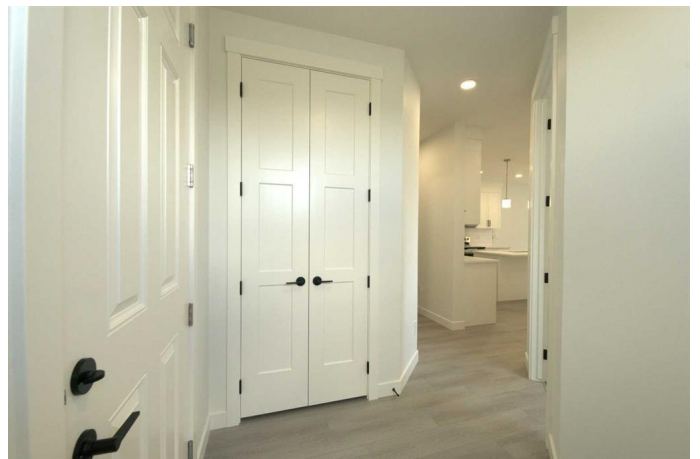
NONE, Crossfield, Alberta

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 | 60   |
| Zoning         | R1-B |

## **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR 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.