

# \$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
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Days on Market	7
Zoning	R1-B

## **Listing Details**

Listing Office	CIR Realty
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