

**1121 Iron Ridge Avenue  
Crossfield, Alberta**

**MLS # A2269824**



# \$579,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,621 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1-B
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar		

<b>Inclusions:</b>	N/A
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Welcome to 1121 Iron Ridge Way NW, located in the master-planned community of Iron Landing and built by Creation Communities. Featuring the Prairie Rose model, this one-of-a-kind 1,621 sq. ft. home offers 3 bedrooms plus a bonus room, 2.5 bathrooms, and a side entrance to the basement, providing an excellent opportunity for future development. Iron Landing is a thoughtfully designed community that blends comfort, affordability, and lifestyle. Enjoy the convenience of schools (Grades 1&ndash;12) within walking distance, interconnected pathways, green spaces, and nearby recreation amenities including a baseball diamond, running track, soccer field, skate park, and ice rink&mdash;all just steps away. Situated in the charming town of Crossfield, this location offers small-town living while keeping you connected&mdash;only 40 minutes to downtown Calgary, 29 minutes to YYC International Airport, and 12 minutes to CrossIron Mills Mall. Don&rsquo;t miss this opportunity to own an exceptional home at an incredible price, designed perfectly for families and future growth