

**1149 Iron Ridge Avenue
Crossfield, Alberta**

MLS # A2275365



\$575,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,685 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Private		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	To confirm from Builder
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry		

Inclusions: N/A

Welcome to 1149 Iron Ridge Avenue, located in the master-planned community of Iron Landing and built by Creation Communities. Featuring the JUNIPER model, this beautiful single-family home features 3 spacious bedrooms, a functional office/den, and 2 full bathrooms. 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.