

\$595,500 - 1117 Iron Ridge Avenue, Crossfield

MLS® #A2253391

\$595,500

2 Bedroom, 2.00 Bathroom, 1,232 sqft

Residential on 0.12 Acres

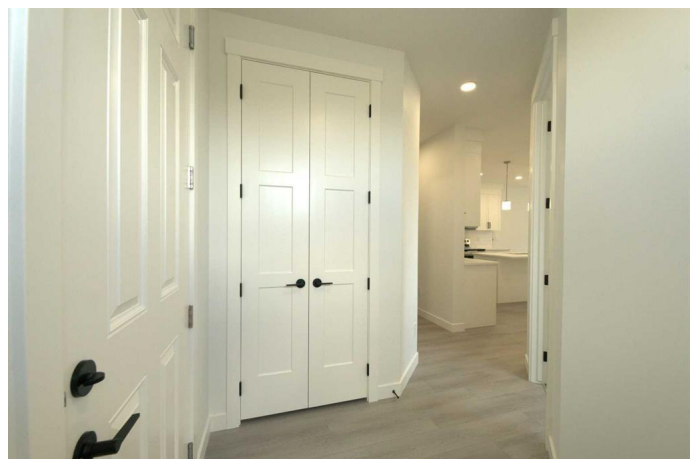
NONE, Crossfield, Alberta

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	\$595,500
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	See Remarks, Unfinished

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	21
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.