



**GRASSROOTS**  
REALTY GROUP

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1121 Iron Ridge Avenue  
Crossfield, Alberta

MLS # A2269824



**\$589,102**

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

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

Inclusions:	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