



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

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.