

**1201, Iron Ridge Avenue
Crossfield, Alberta**

MLS # A2305168



\$465,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,184 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Lawn, See Remarks, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1C
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks		

Inclusions: NONE

Welcome to this beautifully crafted 2024 home by Homes By Creation, ideal for first-time buyers, young families, or those looking to downsize. Located in the fast-growing Iron Landing community of Crossfield, you're just 10 minutes from Airdrie and 25 minutes to Calgary International Airport—offering the perfect balance of peaceful living and city access. This thoughtfully designed home features a bright open-concept layout with large windows, main floor laundry, quartz countertops, and durable vinyl plank flooring throughout. The spacious primary bedroom includes a 4-piece ensuite, while additional well-sized bedrooms provide flexibility for family, guests, or a home office. A separate side entrance leads to the unfinished basement, ready for your personal touch or potential rental development. Enjoy being within walking distance to schools, parks, bike paths, and a nearby splash park—perfect for summer days. Don't miss your chance—book your private showing today!