



GRASSROOTS
REALTY GROUP

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1108 Iron Ridge Avenue
Crossfield, Alberta

MLS # A2350849



\$596,500

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,453 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1C
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NONE

Welcome to this brand new 2026 home brought to you by HOMES BY CREATION, located close to the cul-de-sac, featuring the popular PINE Model in the family-friendly community of Iron Landing, Crossfield. Offering 3 bedrooms, 2.5 bathrooms, and a spacious Bonus room, this thoughtfully designed home provides a functional layout with plenty of space for the whole family. The home features a Side Entrance and an unfinished basement, providing excellent potential to create additional living space and customize the lower level to your needs. Enjoy a fantastic community lifestyle of Crossfield, walking distance to Veterans park, Baseball diamond, skate park, soccer field, schools, shopping, local amenities, and walking/biking paths all conveniently nearby. Plus, enjoy approximately a 10-minute drive to Airdrie Superstore, shops, restaurants, and additional services. A wonderful opportunity to own this brand new home in a growing community while enjoying the convenience of nearby amenities and easy access to Airdrie. \$4500 Appliance allowance (GST included).