



GRASSROOTS
REALTY GROUP

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116 Iron Ridge Place
Crossfield, Alberta

MLS # A2351183

\$560,825

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,321 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:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Quartz Counters		

Inclusions: N/A

Welcome to the Pine by Creation Homes, ideally situated on a quiet cul-de-sac at 116 Iron Landing Place in Crossfield! This thoughtfully designed two-storey home combines modern finishes with the charm of small-town living. The main floor features 9-foot ceilings, a welcoming open-concept layout, luxury vinyl plank flooring, stylish quartz countertops, a pantry, convenient laundry room and a 2-piece bathroom. Upstairs, you'll find three bedrooms and two full bathrooms, including a spacious primary suite complete with a walk-in closet and private ensuite. The unfinished basement offers a blank canvas for your future development ideas, whether you envision a recreation room, home gym, or additional living space. Outside, enjoy a backyard with convenient rear lane access and a landscaped front yard that adds instant curb appeal. To complete the package, the builder is offering a \$4,500 appliance allowance at Trail Appliances, giving you the opportunity to choose appliances that suit your style and needs. Enjoy the relaxed pace of Crossfield, with schools, playgrounds, parks and community recreation facilities nearby. With local amenities and convenient access to Airdrie and Calgary, Crossfield offers an appealing balance of small-town charm and everyday convenience. Don't miss this opportunity to own a brand-new Creation Homes property in a welcoming community where you can put down roots and make the space your own! Area size calculated by applying the RMS to the blueprints provided by the builder