

**1931 McCaskill Drive**  
**Crossfield, Alberta**

**MLS # A2305392**



**\$439,900**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | NONE   |               |                  |
| <b>Type:</b>     | Residential/Triplex  |               |                  |
| <b>Style:</b>    | 2 Storey   |               |                  |
| <b>Size:</b>     | 1,393 sq.ft.   | <b>Age:</b>   | 2025 (1 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Alley Access, Off Street, On Street, Parking Pad                           |               |                  |
| <b>Lot Size:</b> | 0.07 Acre  |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, No Neighbours Behind, Rectangular Lot, S |               |                  |

|                    |   |                   |    |
|--------------------|---|-------------------|----|
| <b>Heating:</b>    | Other   | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Vinyl Plank   | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | R3 |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance |                   |    |

**Inclusions:** n/a

**NO Condo Fee!!      !!\*WASHER & DRYER Included\*!!      !!Quick Possession Available !!**

This new built home has spacious 3 bedrooms and 2 full bathrooms upstairs and a half-bathroom on the main floor, modern kitchen, quartz countertops and island, front porch, back yard and a sun deck. Well designed living space with custom finishes and modern appliances, 9 feet ceiling on the main floor and basement. Rear lane access and 2 car concrete parking pad, basement with separate entrance and side alley access. Crossfield is a quiet and rapidly growing town which has well rated one elementary and one high school, day care, golf course, parks, playgrounds, and other amenities. Strategically located near Airdrie that's 10 minutes drive to Superstore, 15 minutes to Balzac, 25 minutes to Calgary Airport and close to Highway 2 for fast and easy commuting. An ideal opportunity for first time buyers or investors - book you're showing today!