

**1937 McCaskill Drive**  
**Crossfield, Alberta**

**MLS # A2320037**



**\$439,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,375 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Level, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<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>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan, Pantry, Quartz Counters		
<b>Inclusions:</b>	N/A		

Welcome to the charm and convenience of small-town living with all the amenities you need close at hand. This brand-new Aspen model by Creation Homes is sure to impress with its thoughtful design and modern finishes. The main level features 9-foot ceilings, luxury vinyl plank flooring throughout, and an open-concept layout perfect for everyday living and entertaining. The spacious kitchen offers a large island with seating, ample cabinetry, and a convenient pantry, flowing seamlessly between the dining and living areas. A 2-piece powder room and main-floor laundry add everyday convenience. A separate side entrance has already been installed, providing excellent potential for a future income-generating basement suite (subject to approvals). Upstairs, you'll find three generously sized bedrooms and two full bathrooms, including a comfortable primary retreat complete with a 4-piece ensuite. Ideally located beside McCaskill Park, Crossfield's largest outdoor recreation area, you'll enjoy easy access to baseball diamonds, soccer fields, a running track, skate park, and playground. Plus, you're just a short drive to Airdrie, Calgary International Airport, and Calgary, making this the perfect balance of small-town charm and city convenience. Come discover everything Crossfield has to offer. INTERIOR PHOTOS ARE OF ATTACHED UNIT 1935