



GRASSROOTS
REALTY GROUP

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1923 Mccaskill Drive
Crossfield, Alberta

MLS # A2274992



\$459,900

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,361 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: N/A

Brand new 2025 built duplex offering over 1,300 sqft of modern living space with no condo fees, an ideal opportunity for first time buyers, families, or investors looking for long term value. The main floor features 9 ft ceilings, a bright open concept layout, and a highly functional design. The kitchen is finished with quartz countertops, modern cabinetry, and a large central island, flowing seamlessly into the dining and living space. Durable vinyl plank flooring runs throughout the main level. Upstairs includes 3 bedrooms, highlighted by a spacious primary suite with a private ensuite, along with a full bathroom for added convenience. The unfinished basement with separate side entrance offers excellent future development flexibility and added versatility. Additional features include triple pane windows, energy efficient construction, rear lane access, and a detached double garage with ample parking. Located in the growing community of Crossfield, this home offers small town living with quick access to Airdrie and Calgary, close to parks, schools, walking paths, and everyday amenities.