



**GRASSROOTS**  
REALTY GROUP

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**1981 McCaskill Drive  
Crossfield, Alberta**

**MLS # A2279336**



**\$525,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,443 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Tile, 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, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance		
<b>Inclusions:</b>	N/A		

Designed with families in mind, this beautiful brand-new laned home offers 1,443 sq. ft. of functional and stylish living space in the growing community of Crossfield. Featuring 9-foot ceilings throughout, the home feels bright, spacious, and inviting from the moment you step inside. Enjoy your morning coffee on the charming front porch or spend summer evenings entertaining family and friends on the spacious backyard deck. Inside, the open-concept main floor is designed for everyday living, showcasing quartz countertops, stainless steel appliances, textured cabinetry, luxury vinyl plank flooring, and a modern linear electric fireplace that adds warmth and style to the living room. Perfect for families, this home is conveniently located near parks, playgrounds, restaurants, and schools, including Crossfield Elementary School and W.G. Murdoch School, both within walking distance. You'll appreciate the peaceful small-town atmosphere while remaining just 10 minutes from Airdrie, 30 minutes from Calgary, and only minutes from Highway 2 for an easy commute. Built by Hemi Custom Homes, this property offers an exceptional blend of quality craftsmanship, modern finishes, and outstanding value. Don't miss your opportunity to own a brand-new home in one of Crossfield's most welcoming communities. Contact your favourite REALTOR®; today for more information or to schedule a viewing.