



**1921 McCaskill Drive  
Crossfield, Alberta**

**MLS # A2301544**



**\$469,900**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | NONE  |               |                  |
| <b>Type:</b>     | Residential/Duplex                            |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side               |               |                  |
| <b>Size:</b>     | 1,362 sq.ft.                                  | <b>Age:</b>   | 2025 (1 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached                        |               |                  |
| <b>Lot Size:</b> | 0.07 Acre                                     |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, See Remarks |               |                  |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Central  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Laminate   | <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>    | R-3 |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Wet Bar |                   |     |

**Inclusions:** N/A

Welcome to 1921 McCaskill Drive, a brand new home by Creation Homes offering space, flexibility, and future rental potential in an extremely convenient location. This home features 4 bedrooms, 3.5 washrooms, and approximately 1,367 sq ft above grade, with 668 sq ft on both the main and second floors, plus a fully finished basement offering about 631 sq ft of additional living space. The basement includes a bedroom, rough-ins for a future kitchen, and a separate entrance, making it ideal for future rental income or extended family living. The property also includes a 2-car detached garage, a good-sized backyard, and faces a green space while backing onto a walking trail, providing added privacy and outdoor enjoyment. Located close to schools of all levels, coffee shops, pharmacies, a medical clinic, and a fitness center &mdash; all within a quick 2-minute drive. Enjoy unbeatable connectivity with just 7 minutes to CrossIron Mills, 7 minutes to Airdrie, 15 minutes to Calgary International Airport, and only 30 minutes to Downtown Calgary, all made easy with fast access to Highway 2.