



GRASSROOTS
REALTY GROUP

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**1995 McCaskill Drive
Crossfield, Alberta**

MLS # A2304983



\$429,900

Division:	NONE		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,277 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street, On Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, No Neighbours Behind, Rectangular Lot, S		

Heating:	Other	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

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 modern appliances and custom finishes, 9 feet ceiling on the main floor. Rear lane access and 2 car parking pad. 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!