



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**1935 Mccaskill Drive  
Crossfield, Alberta**

**MLS # A2309876**



**\$439,900**

|                  |                                 |               |                  |
|------------------|---------------------------------|---------------|------------------|
| <b>Division:</b> | NONE                            |               |                  |
| <b>Type:</b>     | Residential/Duplex              |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side |               |                  |
| <b>Size:</b>     | 1,310 sq.ft.                    | <b>Age:</b>   | 2025 (1 yrs old) |
| <b>Beds:</b>     | 3                               | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Off Street, Parking Pad         |               |                  |
| <b>Lot Size:</b> | 0.07 Acre                       |               |                  |
| <b>Lot Feat:</b> | Other                           |               |                  |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Other  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Wood Frame   | <b>Zoning:</b>    | R-3 |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | High Ceilings, Kitchen Island, Pantry, Quartz Counters |                   |     |

**Inclusions:** None

**\*\*\*QUICK POSSESSION\*\*\*** Crossfield Dream Home Awaits! Remarkably well priced, Featuring 1300+sqFt. Living space. End Unit Duplex with side entrance in the peaceful community of Iron Landing. This home offers the perfect blend of comfort & convenience. Spacious 3 bed, 2.5 bath with modern kitchen, and bright living space. Brought to you by Homes by Creation, developer and builder in Iron Landing. Features 9' ceilings on main floor, open-concept design, modern kitchen! Upper floor features Primary suite with double closets & Ensuite. Perfect for young families or for investment. Steps from parks, playgrounds, schools, & shops and other amenities. Imagine peaceful evenings & family fun in this fast-growing community! Don't wait, beat the spring rush and call your favorite realtor now to view!