



GRASSROOTS

REALTY GROUP

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**1947 Mccaskill Drive
Crossfield, Alberta**

MLS # A2312465



\$474,900

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,714 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating:	ENERGY STAR Qualified Equipment, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, Closet Organizers, Low Flow Plumbing Fixtures, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows		
Inclusions:	N/A		

Welcome to this spacious and thoughtfully designed duplex in the charming town of Crossfield, Alberta, offering over 1,700 square feet of comfortable living space—perfect for growing families, professionals, or those seeking flexible work-from-home options. The main floor features a bright open-concept layout that seamlessly connects the living room, kitchen, and dining area, creating an ideal space for everyday living and entertaining. A separate family room provides additional space to relax or gather, while a main-floor bedroom—easily used as a home office or guest room—adds excellent versatility. A full bathroom completes the main level. Upstairs, you’ll find a well-appointed primary bedroom retreat complete with a walk-in closet and private ensuite bathroom. The upper level also includes two additional bedrooms, another full bathroom, a convenient laundry area, and a bonus room—perfect for a playroom, media space, or second living area. Located in the welcoming community of Crossfield, this duplex offers small-town charm with easy access to amenities and commuter routes. A fantastic opportunity to enjoy space, comfort, and functionality.