



**1937 McCaskill Drive
Crossfield, Alberta**

MLS # A2320037



\$439,900

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,375 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Level, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Pantry, Quartz Counters		

Inclusions: N/A

Welcome to the charm and convenience of small-town living with all the amenities you need close at hand. This brand-new Aspen model by Creation Homes is sure to impress with its thoughtful design and modern finishes. The main level features 9-foot ceilings, luxury vinyl plank flooring throughout, and an open-concept layout perfect for everyday living and entertaining. The spacious kitchen offers a large island with seating, ample cabinetry, and a convenient pantry, flowing seamlessly between the dining and living areas. A 2-piece powder room and main-floor laundry add everyday convenience. A separate side entrance has already been installed, providing excellent potential for a future income-generating basement suite (subject to approvals). Upstairs, you'll find three generously sized bedrooms and two full bathrooms, including a comfortable primary retreat complete with a 4-piece ensuite. Ideally located beside McCaskill Park, Crossfield's largest outdoor recreation area, you'll enjoy easy access to baseball diamonds, soccer fields, a running track, skate park, and playground. Plus, you're just a short drive to Airdrie, Calgary International Airport, and Calgary, making this the perfect balance of small-town charm and city convenience. Come discover everything Crossfield has to offer. INTERIOR PHOTOS ARE OF ATTACHED UNIT 1935