



GRASSROOTS
REALTY GROUP

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1997 McCaskill Drive
Crossfield, Alberta

MLS # A2334374



\$439,900

Division:	NONE		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,537 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		

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

Inclusions:	n/a
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!! NO Condo Fees !! !!*WASHER & DRYER Included*!! !!Quick Possession Available !! !! Brand New This new
TownHome !!
built home has spacious 3 bedrooms and 2 full bathrooms upstairs and a half-bathroom on the main floor, one main floor DEN-ideal for a Home Office, modern kitchen, quartz countertops and island, front porch, back yard, a sun deck and backing onto green space. This is the middle unit of Triplex with well designed living space with modern appliances and custom finishes, 9 feet ceiling on the main floor. It has 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. Don't miss the opportunity - book you're showing today!