



GRASSROOTS
REALTY GROUP

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**1995 McCaskill Drive
Crossfield, Alberta**

MLS # A2335301



\$425,000

Division:	NONE		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,360 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

Discover a remarkable townhouse opportunity in Crossfield, a vibrant community offering a rare combination of space, freedom, and convenience. This newly constructed triplex, spanning 1360 square feet above grade and 563 below, provides a comfortable haven for families or those seeking an easygoing lifestyle without condo fees. Stepping inside, you're greeted by an open floorplan accentuated by durable vinyl flooring and quartz countertops, creating a welcoming atmosphere for everyday living. A kitchen island provides ample prep space, while the main level also includes a convenient powder room and laundry area. Upstairs, retreat to the master suite, featuring a walk-in closet and a luxurious four-piece ensuite bath, providing a private sanctuary for relaxation. Two additional bedrooms complete the upper level, offering flexibility and comfort. While the basement remains unfinished, its full size provides endless potential for future customization and expansion. Enjoy outdoor living with access to both a front porch and sun deck, backing onto green space that ensures privacy and tranquility. Conveniently located with back lane access and two parking pads, this townhouse offers ease and accessibility to local amenities including schools, shopping, parks, playgrounds, and walking/bike paths. With its rectangular lot size, street lighting, sidewalks, and certification under a Certified New Home Warranty Program, this property is more than just a home—it's your peace of mind and an exceptional place to live.