



GRASSROOTS
REALTY GROUP

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**1991 Mccaskill Drive
Crossfield, Alberta**

MLS # A2337392



\$475,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,667 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, Backs on to Park/Green Space, Gentle Sloping, Interior Lot, No N		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Stone Counters		
Inclusions:	N/A		

*****Backing onto Green Space | Brand New | Immediate Possession***** Welcome to this beautifully finished brand-new semi-detached home in Crossfield, ideally situated backing onto green space and a walking path. With thoughtful upgrades, a functional layout, and immediate possession available, this home is ready to enjoy. The main floor offers a bright, inviting space with modern finishes, an electric fireplace, and an open-concept layout that makes everyday living and entertaining easy. Step outside onto your deck overlooking the backyard and green space, creating a great spot to enjoy your morning coffee or unwind at the end of the day. Upstairs, you'll find three bedrooms plus a spacious bonus room, giving you plenty of flexibility for a family room, home office, playroom, or additional lounge space. The unfinished basement provides excellent future potential and features a separate side entrance, giving you plenty of options to develop the space when you're ready. Best of all, this is brand-new construction available immediately—no waiting for the build to be completed. Just move in and start enjoying your new home. A great opportunity to own a stylish, upgraded home in a fantastic Crossfield location. Book your showing today!