



GRASSROOTS
REALTY GROUP

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1981 Mccaskill Drive
Crossfield, Alberta

MLS # A2338726



\$520,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,544 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Garage Door Opener, Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Concrete, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance		
Inclusions:	N/A		

Welcome to this beautifully crafted brand-new laned home by Hemi Custom Homes, offering 1,544 sq. ft. of thoughtfully designed living space in the welcoming community of Crossfield. Featuring 9-foot ceilings throughout, this home is filled with natural light and offers a bright, open layout perfect for modern family living. Start your day on the charming front porch or unwind on the spacious rear deck, ideal for entertaining or relaxing outdoors. The open-concept main floor combines style and functionality with quartz countertops, stainless steel appliances, textured cabinetry, luxury vinyl plank flooring, and a sleek linear electric fireplace that creates a warm, contemporary focal point. Adding to its versatility, the home features a separate side entrance to the basement, making it an excellent opportunity for those looking to develop a future basement suite *subject to approval and permitting by the city/ municipality.* Whether you're looking to offset your mortgage or expand your investment portfolio, this home offers strong rental and income-generating potential. Perfectly situated within walking distance of Crossfield Elementary School and W.G. Murdoch School, as well as parks, playgrounds, restaurants, and everyday amenities, this home offers the best of small-town living with exceptional convenience. Enjoy quick access to Highway 2, placing you just 10 minutes from Airdrie and 30 minutes from Calgary. Built with quality craftsmanship, timeless finishes, and exceptional attention to detail, this brand-new home offers outstanding value in one of Crossfield's fastest-growing communities. Don't miss your opportunity to make it yours.