



GRASSROOTS
REALTY GROUP

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McCaskill Drive # 1927
Crossfield, Alberta

MLS # A2345840



\$429,900

Division:	NONE		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,393 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, Separate Entrance		

Inclusions: n/a

Step into a realm where small town charm intertwines seamlessly with modern luxury, presented within this newly constructed triplex townhouse nestled within Crossfield. This exceptional residence, boasting over 1392 square feet above grade and 570 square feet below, offers a rare opportunity to own a home without the burden of condo fees, providing unparalleled freedom and flexibility. Upon entry, discover an open floorplan bathed in natural light, accentuated by quartz countertops and stylish vinyl flooring throughout, creating a welcoming ambiance for both entertaining and everyday living. A kitchen island provides an ideal gathering spot, while the upper level features three generously sized bedrooms, including a serene master suite complete with a four-piece ensuite bath with glass shower & a private sanctuary for relaxation. Enjoy outdoor living with both a front porch and a deck overlooking your private backyard, where tranquility reigns supreme as you're shielded by no neighbors behind. Below, the unfinished basement awaits your personal touch, offering endless possibilities for recreation or storage. Two parking pads provide convenient access, and the added bonus of upper level laundry featuring washer & dryer included further enhances this home's appeal. With its rectangular lot, backing onto green space, convenient access to sidewalks, walking/bike paths and nearby schools, parks, shopping and playgrounds, this townhouse is more than just a home—it's a lifestyle. Quick possession available, embrace this exceptional opportunity to secure your place within this vibrant community.