



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

1923 Mccaskill Drive  
Crossfield, Alberta

MLS # A2347108



**\$459,900**

|           |                                    |        |                  |
|-----------|------------------------------------|--------|------------------|
| Division: | NONE                               |        |                  |
| Type:     | Residential/Duplex                 |        |                  |
| Style:    | 2 Storey, Attached-Side by Side    |        |                  |
| Size:     | 1,361 sq.ft.                       | Age:   | 2025 (1 yrs old) |
| Beds:     | 3                                  | Baths: | 2 full / 1 half  |
| Garage:   | Double Garage Detached, Off Street |        |                  |
| Lot Size: | 0.07 Acre                          |        |                  |
| Lot Feat: | Back Lane                          |        |                  |

|             |                                                         |            |     |
|-------------|---------------------------------------------------------|------------|-----|
| Heating:    | Forced Air, Natural Gas                                 | Water:     | -   |
| Floors:     | Carpet, Linoleum, Vinyl Plank                           | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                         | Condo Fee: | -   |
| Basement:   | Full                                                    | LLD:       | -   |
| Exterior:   | Vinyl Siding, Wood Frame                                | Zoning:    | R-3 |
| Foundation: | Poured Concrete                                         | Utilities: | -   |
| Features:   | Kitchen Island, Open Floorplan, Pantry, Quartz Counters |            |     |

Inclusions: None

**\*\*WELCOME TO IRON LANDING IN CROSSFIELD!\*\*** Discover the perfect blend of comfort, space, and community living in this beautifully maintained **\*\*2-storey half duplex\*\***, ideally situated in a family-friendly neighbourhood. Offering **\*\*3 bedrooms upstairs\*\***, this home provides plenty of room for growing families. The **\*\*unfinished basement features a separate side entrance\*\***, offering an excellent opportunity to create additional living space, including a potential bedroom and bathroom, subject to the necessary permits and approvals. Step outside and enjoy the spacious **\*\*13' x 7' deck\*\***, perfect for morning coffee, summer BBQs, entertaining friends, or relaxing with the family. The **\*\*double detached garage\*\*** provides ample parking and storage, adding to the convenience of this well-designed property. The location is ideal, with walking paths and **\*\*Veterans Park just steps away\*\***, along with schools, baseball diamonds, soccer fields, playgrounds, the recreation centre, and splash park all close by. Enjoy the convenience of **\*\*restaurants, a bakery, and other local amenities nearby\*\***, making everyday living easy and enjoyable. Plus, Airdrie amenities, including Superstore, are just approximately **\*\*10 minutes away\*\***. Whether you're looking for your first home, a place to raise your family, or a property with room to grow, this home offers **\*\*space, convenience, outdoor enjoyment, and a welcoming community lifestyle.\*\*** **\*\*Come see everything this home and Iron Landing have to offer&mdash;book your private showing today!\*\***