



GRASSROOTS
REALTY GROUP

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**1949 McCaskill Drive
Crossfield, Alberta**

MLS # A2349001



\$465,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,724 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Asphalt, Concrete	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Sump Pump(s), Walk-In Closet(s)

Inclusions: N/A

BACKING ONTO GREEN SPACE | NO NEIGHBOURS BEHIND | NO CONDO FEES | NO HOA FEES One of the most spacious duplexes you'll find, offering over 1,700 sq. ft. of living space with high-end finishes throughout. Backing onto green space with no neighbours behind, this home offers added privacy and a great outdoor setting. The main floor features two spacious living areas, a dining area, and a versatile office/den or bedroom with a full bathroom, making it ideal for families, guests, or those working from home. You'll also find 9' ceilings, high-end lighting and hardware, and a stylish, functional layout throughout. Upstairs offers a generous bonus room with plenty of space for the whole family, along with comfortable bedrooms and thoughtful finishes. The home includes stainless steel appliances, front landscaping, and, best of all, NO condo fees and NO HOA fees. An excellent opportunity for first-time home buyers looking for more space, functionality, and style without compromising on affordability. Eligible first-time home buyers may also qualify for the GST rebate, subject to CRA approval and applicable restrictions. Located just a short drive from Airdrie and Calgary, this home combines space, privacy, and convenience in one package. Come see it in person, the size and layout are something you truly need to experience!