



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

McCaskill Drive #1931
Crossfield, Alberta

MLS # A2349571



\$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 Plank	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

Escape the ordinary and discover a haven of comfort and space, nestled within Crossfield's charming community. This townhouse, part of a delightful triplex, offers a rare opportunity to own without the burden of condo fees – a liberating feeling to truly call this place your own. Step inside to find an open floor plan that seamlessly connects the kitchen, dining area, and living room, creating a warm and inviting atmosphere for gatherings and everyday life. Quartz countertops gleam within the kitchen, complemented by vinyl flooring throughout the main level, providing both elegance and easy maintenance. A convenient kitchen island offers additional prep space, while the upper level laundry room keeps chores out of sight and mind, complete with your washer and dryer included. Retreat to the master suite, featuring a private backyard and boasting an ensuite bath with four piece fixtures – your sanctuary for relaxation. With three bedrooms total, this townhouse provides ample room for family or guests, and the separate side entrance adds flexibility and privacy. Enjoy outdoor living with the deck and front porch, while the rectangular lot, complete with front and back green space, offers a tranquil setting to unwind. Access your parking pad and garage easily through the back lane, ensuring peace and quiet as well as convenience. You'll appreciate the thoughtful details, like the front yard street lighting and sidewalk access, as well as the proximity to local schools, shopping, parks, playgrounds, and golf – all within reach. Benefit from the Certified New Home Warranty Program, providing peace of mind as you settle into this exceptional townhouse, offering quick possession available.