



GRASSROOTS
REALTY GROUP

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**1903 McCaskill Drive
Crossfield, Alberta**

MLS # A2351734



\$472,500

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,515 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Corner Lot, Fruit Trees/Shrub(s),		

Heating:	ENERGY STAR Qualified Equipment, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Tile, Vinyl	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Manufactured Floor Joist, Vinyl Siding, Wood Frame	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Frost-free outside tap		

For more information, please click the "More Information" button. Welcome to 1903 McCaskill Drive in Crossfield! This beautifully crafted, move-in-ready home was thoughtfully built by local certified tradespeople with over 35 years of ties to the community. Showcasing exceptional craftsmanship, quality finishes, and a functional design, this home offers the perfect combination of comfort, style, and versatility. The bright and spacious main floor features an open-concept layout with two separate living areas, providing flexibility for a family room, home office, children's play area, or additional entertaining space. The beautifully appointed kitchen boasts stone countertops, abundant cabinetry, upgraded appliances, modern fixtures, and a generous centre island, making it ideal for everyday living and hosting guests. The adjoining dining area provides direct access to the rear deck, perfect for outdoor gatherings and relaxation. Upstairs, the spacious primary bedroom offers a walk-in closet and private ensuite. Two additional well-sized bedrooms provide comfortable accommodations for family members, guests, or a home office, complemented by a conveniently located full bathroom. The second-floor laundry room, complete with an upgraded washer and dryer, adds everyday convenience. Situated on a desirable west-facing end lot, this property overlooks a baseball diamond and beautiful green space, offering pleasant views and additional parking flexibility. The fully landscaped front, side, and rear yards provide welcoming outdoor spaces, while the rear parking pad with back lane access offers convenience and the potential to add a garage. Additional highlights include 3 bedrooms, 2.5 bathrooms, stone countertops throughout, upgraded plumbing and lighting fixtures, quality Lux windows, and a private side entrance leading to the unfinished basement.

with plumbing rough-ins, offering excellent potential for future development. With immediate possession available, this thoughtfully designed home is ready for its next owners. Don't miss this wonderful opportunity to enjoy quality craftsmanship, modern comforts, and small-town living in the welcoming community of Crossfield! Some photos are digitally staged.