



GRASSROOTS
REALTY GROUP

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**1935 McCaskill Drive
Crossfield, Alberta**

MLS # A2234235



\$475,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,310 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Rectangular Lot, See Remarks, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-c
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks, Vinyl Windows		

Inclusions:	N/A
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Welcome to the Aspen a Duplex Laned home by Homes by Creation. This 1,300+ sq ft masterpiece blends contemporary style with everyday comfort, now offered at an attractive price point. Highlights included: Sun Drenched Main Floor: 9’ ceilings and oversized windows create a bright, airy atmosphere. Chef-Inspired Kitchen: Features sleek quartz countertops and a social center island. Upstairs Retreat: A private primary suite with a walk-in closet and 4-piece ensuite, plus two additional bedrooms for family or work from home life. Prime Location: Nestled in a fast growing community, you’re steps away from parks, paths, schools, and local dining. ****EXCLUSIVE OFFER:**** For a limited time, this home includes FREE BASEMENT DEVELOPMENT (standard layout), giving you even more room to grow! Don’t miss your chance to own a quality-built home in the heart of Crossfield. Schedule your tour today.