



**GRASSROOTS**  
REALTY GROUP

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1917 McCaskill Drive  
Crossfield, Alberta

MLS # A2241567



**\$529,900**

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,848 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, No Neighbours B		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-C
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Tray Ceiling(s), Walk-In Closet(s)		
Inclusions:	n/a		

The Irene is a brand new semi-detached home located in the growing community of Crossfield, offering over 1,840 sq.ft. of beautifully finished living space. This thoughtfully designed home includes 4 bedrooms, 3 full bathrooms, or the main floor bedroom as an office, den or guest room, a family room, and a living room — offering plenty of space for both everyday living and entertaining. Loaded with upgrades, this home features 9-foot ceilings, luxury vinyl plank flooring, elegant feature walls, designer lighting, recessed lighting, black plumbing fixtures, spindle railing, and built-in appliances. As you enter through the front door, you're greeted by a spacious foyer with a closet and a bright family room located at the front of the house, allowing plenty of natural light to pour through the large window. The kitchen offers wall-to-wall cabinetry with full-height upper cabinets, quartz countertops, a tiled backsplash, a central island with additional seating, and a pantry for extra storage. It comes equipped with built-in microwave and oven, an electric cooktop with range hood, a refrigerator, and a dishwasher. The dining area is thoughtfully designed with a hutch for additional storage and custom open shelving. The cozy living room features an impressive open-to-above ceiling, a designer feature wall with wall sconces, and a sleek electric fireplace. Toward the rear of the main floor is a private den, guest room or office, perfect for working from home or flexible use. A full 4-piece bathroom with a tiled shower and glass sliding door completes the main floor. Upstairs, the second floor includes three well-sized bedrooms, two full bathrooms, and a versatile bonus room. The two secondary bedrooms each offer their own closet space and share a beautifully appointed 4-piece bathroom. The primary suite is a relaxing retreat featuring tray ceilings, a feature wall, a spacious 4-piece

ensuite with dual vanities, and a custom walk-in closet. For added convenience, the laundry is located in the hallway upstairs, making day-to-day chores effortless and accessible. Additional highlights include a separate side entrance, and a rear parking pad that will be included with the home.