



**GRASSROOTS**  
REALTY GROUP

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1995 1997 1999 McCaskill Drive  
Crossfield, Alberta

MLS # A2255732



**\$1,350,000**

Division:	NONE		
Type:	Multi-Family/Triplex		
Style:	2 Storey		
Size:	3,993 sq.ft.	Age:	2025 (0 yrs old)
Beds:	-	Baths:	-
Garage:	Alley Access, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: N/A

Enhance your real estate portfolio with this new construction triplex in the Town of Crossfield AB that is under construction and scheduled for completion in the end of 2025. This purpose-built investment property consists of three buildings featuring each unit has a spacious 3 bedrooms and 2.5 bathrooms, modern kitchen and island, the middle unit has an office on the main floor, front porch and back yards. Well designed space both side units are 1277 square feet and middle unit total 1439 square feet as per plans. A total 6 cars parking pads with lane access provides added convenience and tenant appeal. Crossfield is a quiet and rapidly growing town which has well rated one elementary and one high school, day care, golf course parks, playgrounds, and other amenities. Strategically located near Airdrie, Balzac, 30 minutes to Calgary Airport and close to Highway 2 for commuting.