



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**1997 McCaskill Drive  
Crossfield, Alberta**

**MLS # A2255751**



**\$475,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,439 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Sump Pump(s)		

**Inclusions:** n/a

This new construction Triplex Home in the Town of Crossfield AB that is under construction and scheduled for completion in the end of 2025. This purpose-built home has spacious 3 bedrooms and 2.5 bathrooms, OFFICE/DEN on main floor that's perfect for working from home, modern kitchen and island, front porch, back yards and sun deck. Well designed living space with modern appliances and finishes, 2nd floor laundry, Rear lane access and 2 car parking pad. 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 that's 10 minutes drive to Superstore, Balzac, 30 minutes to Calgary Airport and close to Highway 2 for commuting.