



**1937 Mccaskill Drive
Crossfield, Alberta**

MLS # A2274998



\$439,900

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:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks, Vinyl Windows		

Inclusions: N/A

Welcome to this brand new Aspen Duplex Model Lane by Homes by Creation, now offered at \$439,900, delivering over 1,300 square feet of thoughtfully designed living space with 3 bedrooms and 2.5 bathrooms. This home offers strong long term value in a growing community. The main floor features an open concept layout with 9 foot ceilings, creating a bright and functional living environment ideal for both everyday life and entertaining. Large windows allow natural light to flow throughout the space, enhancing the home's overall sense of openness. Upstairs, the primary bedroom offers a generous layout with ample closet space and a private ensuite. Two additional bedrooms and a full bathroom complete the upper level, providing flexibility for families, guests, or a home office setup. A separate side entrance adds versatility, while triple pane windows contribute to improved energy efficiency and year round comfort. Located in a family friendly, growing community, this property is close to parks, walking paths, schools, shops, dining, and offers easy access to major routes. This is an excellent opportunity to secure a new build with added value before completion.