



GRASSROOTS
REALTY GROUP

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

**1937 Mccaskill Drive
Crossfield, Alberta**

MLS # A2274998



\$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:	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

Builder incentive included: free basement development with purchase. Welcome to this brand new Aspen Duplex Model Lane by Homes by Creation, offering over 1,300 square feet of thoughtfully designed living space with 3 bedrooms and 2.5 bathrooms. With a fully developed basement included, this home delivers strong long term value and added living space once complete. The main floor is designed with an open concept layout and 9 foot ceilings, creating a bright and functional living environment ideal for everyday life and entertaining. Large windows allow natural light to flow throughout the space, enhancing the home's sense of openness. Upstairs, the primary bedroom features a generous layout with a walk in closet and private ensuite. Two additional bedrooms and a full bathroom complete the upper level, offering flexibility for families, guests, or a home office. A separate side entrance adds versatility and supports the included basement development. Triple pane windows contribute to improved energy efficiency and year round comfort. Located in a growing, family friendly 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.