



**GRASSROOTS**  
REALTY GROUP

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

**1947 Mccaskill Drive  
Crossfield, Alberta**

**MLS # A2275218**



**\$509,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,714 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	ENERGY STAR Qualified Equipment, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Built-in Features, Closet Organizers, Low Flow Plumbing Fixtures, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows		
<b>Inclusions:</b>	N/A		

Welcome to this spacious and thoughtfully designed duplex in the charming town of Crossfield, Alberta, offering over 1,700 square feet of comfortable living space—perfect for growing families, professionals, or those seeking flexible work-from-home options. The main floor features a bright open-concept layout that seamlessly connects the living room, kitchen, and dining area, creating an ideal space for everyday living and entertaining. A separate family room provides additional space to relax or gather, while a main-floor bedroom—easily used as a home office or guest room—adds excellent versatility. A full bathroom completes the main level. Upstairs, you’ll find a well-appointed primary bedroom retreat complete with a walk-in closet and private ensuite bathroom. The upper level also includes two additional bedrooms, another full bathroom, a convenient laundry area, and a bonus room—perfect for a playroom, media space, or second living area. Located in the welcoming community of Crossfield, this duplex offers small-town charm with easy access to amenities and commuter routes. A fantastic opportunity to enjoy space, comfort, and functionality.