



**GRASSROOTS**  
REALTY GROUP

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**1973 McCaskill Drive**  
**Crossfield, Alberta**

**MLS # A2275474**

**PRAIRIE TRIPLEX**

UNIT A 1275 ft² | UNIT B 1444 ft² | UNIT C 1275 ft²



**\$455,000**

Division:	NONE		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,361 sq.ft.	Age:	2026 (-1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Other		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-B
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions:	N/A
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FREE STANDARD BASEMENT DEVELOPMENT!!! Welcome to 1973 McCaskill drive, located in the master-planned community of Iron Landing and built by Creation Communities. This END UNIT townhouse features 3 spacious bedrooms, and 2 full bathrooms, with a half-bathroom on the main floor. This unit is still under construction and is slated to be ready in about 60 days. Iron Landing is a thoughtfully designed community that blends comfort, affordability, and lifestyle, offering schools (Grades 1&ndash;12) within walking distance, interconnected pathways and green spaces, and recreation amenities including a baseball diamond, track, soccer field, skate park, and ice rink all nearby. Situated in the charming town of Crossfield, you&rsquo;ll enjoy small-town living while staying connected with just a 40-minute drive to Downtown Calgary, 29 minutes to YYC International Airport, and 12 minutes to CrossIron Mills Mall. Don&rsquo;t miss this opportunity to own an exceptional home at an incredible price in a community designed for families and growth.