



**GRASSROOTS**  
REALTY GROUP

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**1971 McCaskill Drive  
Crossfield, Alberta**

**MLS # A2276030**



**\$469,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,534 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

**FREE FINISHED BASEMENT!** Welcome home to this brand new no condo fee townhouse located in the Iron Landing community of Crossfield. Designed for everyday living, this thoughtfully laid-out home offers three bedrooms upstairs, 2.5 bathrooms, and a main floor den—ideal for a home office, playroom, or flexible living space. The unfinished basement includes a bathroom rough-in and provides the opportunity to add additional living space as your needs evolve. As a brand new home, it offers a fresh start for the first owner to personalize and make it their own. Situated on McCaskill Drive, you’ll enjoy a walkable neighbourhood with nearby parks and playgrounds, perfect for enjoying the outdoors. Schools, shopping, and essential services are conveniently close, making day-to-day living easy. Located in a welcoming, family-oriented community, this home combines small-town living with the comfort and practicality of new construction. The property enjoys a walkable setting with nearby parks and playgrounds, making it easy to enjoy outdoor activities and community green spaces. Schools, local shopping, and essential services are conveniently close, supporting a comfortable daily routine, while street lighting throughout the area adds to the sense of a well-planned neighbourhood. With its new construction, adaptable interior space, and location within a family-oriented community, this townhouse presents an opportunity to settle into a growing town that balances small-town atmosphere with access to everyday amenities. Please note that the builder will offer a credit of up to \$4,500 for the appliances of your choice and a free finished basement. Book your showing today.