



**1981 McCaskill Drive  
Crossfield, Alberta**

**MLS # A2279336**



**\$499,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,443 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance		
<b>Inclusions:</b>	N/A		

Experience the beauty of this custom-crafted Exquisite Home, set in the peaceful surroundings of Crossfield. This stunning pre-construction laned home offers 1,443 square feet of thoughtfully designed space across two stories, with soaring 9FT CEILINGS on every level to amplify its open feel. Ideal for enjoying the outdoors, the home features a charming front porch and a spacious backyard deck, perfect for hosting family gatherings on warm summer days. Inside, the main floor's open-concept design harmonizes style with practicality. The modern kitchen is fully equipped with a breakfast bar, elegant quartz countertops, stainless steel appliances, and textured cabinets. Sunlight fills the bright great room, which is highlighted by a contemporary linear electric fireplace for a cozy ambiance. High-quality vinyl plank (LVP) flooring, sophisticated maple accents, and bold black exterior dual-pane windows add refined touches throughout the home. Completing the main floor is a conveniently located 2-piece powder room, designed for easy access and practicality. Upstairs, the inviting master suite provides a tranquil retreat with a luxurious 4-piece ensuite and a spacious walk-in closet. Two additional bedrooms offer ample space for family or guests, with another full bathroom and a practical laundry room with a sink enhancing daily convenience. Outside, a double detached garage, fully landscaped private backyard, and roughed-in basement with a separate side entrance allow for future customization and expansion. Bespoke finishing options are available, so you can personalize this home to suit your taste. Located in Crossfield's welcoming Iron Landing community, this home is close to parks, playgrounds, shopping, and dining, as well as top-rated schools like Crossfield Elementary and W.G. Murdoch School, both just a short walk away. This

peaceful neighborhood provides the best of small-town living while being under 10 minutes from Airdrie, 25 minutes from Calgary, and minutes from Highway 2 for easy commuting. Set for completion in March 2025, this Exquisite Home combines luxury, functionality, and affordability. Please note that photos are from a previous project, with our latest show home currently under construction. Don't wait—reach out to make this incredible property yours today!