



**1997 McCaskill Drive  
Crossfield, Alberta**

**MLS # A2297284**



**\$439,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,439 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, Off Street, On Street, Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

<b>Heating:</b>	Other	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl, 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, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Sump Pump(s)		

**Inclusions:** n/a

NO Condo Fee! This new built home has spacious 3 bedrooms and 2 full bathrooms upstairs and a half-bathroom on the main floor, one main floor den-ideal for a home office, modern kitchen, quartz countertops and island, front porch, back yard and a sun deck. Well designed living space with modern appliances and finishes, 9 feet ceiling on the main floor. Rear lane access and 2 car parking pad. Crossfield is a quiet and rapidly growing town which has well rated one elementary and one high school, day care, golf course, parks, playgrounds, and other amenities. Strategically located near Airdrie that's 10 minutes drive to Superstore, 15 minutes to Balzac, 25 minutes to Calgary Airport and close to Highway 2 for fast and easy commuting. Unlock your First Home with GST Rebate, must qualify under Govt rules, regulations and guidelines. Don't miss the opportunity - book you're showing today!