



GRASSROOTS
REALTY GROUP

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**1981 McCaskill Drive
Crossfield, Alberta**

MLS # A2195073



\$525,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,443 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	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		
Inclusions:	N/A		

Experience the beauty of this custom-crafted home set in the peaceful surroundings of Crossfield. This pre-construction laned home offers 1,443 square feet of well-designed space across two stories, with 9FT ceilings on every level to enhance the open feel. The home includes a front porch and a backyard deck, ideal for spending time outdoors or hosting family gatherings. Inside, the main floor's open concept design blends style with functionality. The kitchen features a breakfast bar, quartz countertops, stainless steel appliances, and textured cabinets. Natural light fills the great room, which includes a linear electric fireplace for added comfort. Durable vinyl plank (LVP) flooring, maple accents, and black exterior dual-pane windows provide a modern finish throughout the home. A conveniently located 2-piece powder room completes the main floor. Upstairs, the primary suite includes a 4-piece ensuite and a walk-in closet. Two additional bedrooms provide space for family or guests. A full bathroom and a laundry room with a sink add everyday convenience. Additional features include a double detached garage, fully landscaped backyard, and a roughed-in basement with a separate side entrance—offering potential for future development. Custom finishing options are also available. Located in Crossfield's Iron Landing community, this home is near parks, playgrounds, shops, dining, and top-rated schools like Crossfield Elementary and W.G. Murdoch School. It's under 10 minutes to Airdrie, 25 minutes to Calgary, and close to Highway 2 for commuting. Photos are from a previous build; Don't wait—reach out to make this incredible property yours today!