



**GRASSROOTS**  
REALTY GROUP

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**1969 McCaskill Drive  
Crossfield, Alberta**

**MLS # A2212546**



**\$455,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,275 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>	0.03 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<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-C
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry		

<b>Inclusions:</b>	None
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**\*\*Crossfield Dream Home Awaits! \*\*** Featuring 1268 sq ft End Unit Prairie Triplex in this peaceful community of Iron Landing. This unit offers the perfect blend of comfort & convenience. Spacious 3 bed, 2.5 bath home with modern kitchen, bright living space. Brought to you by Homes by Creation, developer and builder in Iron Landing. Features 9' ceilings on main floor, open-concept design, modern kitchen! Upper floor features Primary suite with double closets & ensuite. Perfect for young families or for investment. Steps from parks, playgrounds, schools, & shops and other amenities. Imagine peaceful evenings & family fun in this fast-growing community! Don't wait, call your favorite realtor now! Take advantage of the builder's **\*WINTER PROMOTION SPECIAL FREE QUARTZ COUNTERTOPS INCLUDED IN SALE PRICE\*** **\*\*FREE BASEMENT DEVELOPMENT\*\***