

**1981 McCaskill Drive**  
**Crossfield, Alberta**

**MLS # A2195073**



**\$498,900**

|                  |                                                                       |               |                  |
|------------------|-----------------------------------------------------------------------|---------------|------------------|
| <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 (0 yrs old) |
| <b>Beds:</b>     | 3                                                                     | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Alley Access, Double Garage Detached, Garage Door Opener, Parking Pad |               |                  |
| <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 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!