



THE
A-TEAM

**RE/MAX
FIRST**

1925 MCCASKILL Drive, Crossfield T0M 0S0

MLS® #: **A2117125**

Area: **NONE**

Listing Date: **04/02/24**

List Price: **\$417,900**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**

**THIS IS NOT THE ACTUAL HOME BUT USED TO SHOW THE FINISHES
COMMONLY USED BY THE BUILDER**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Crossfield

Year Built:

2024

Lot Information

Lot Sz Ar:

3,681 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,087

Low Sqft:

Ttl Sqft:

1,087

DOM

48

Layout

Beds:

2 (2)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Other

Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

Vinyl Siding

Flooring:

Carpet,Ceramic Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s)

Int Feat:

Built-in Features,Kitchen Island,Laminate Counters,Open Floorplan

Utilities:

Room Information

Room

Living Room

2pc Bathroom

Laundry

4pc Bathroom

Level

Main

Main

Upper

Upper

Dimensions

10`6" x 15`1"

0`0" x 0`0"

5`9" x 6`1"

0`0" x 0`0"

Room

Kitchen With Eating Area

Bedroom

Bedroom - Primary

4pc Ensuite bath

Level

Main

Upper

Upper

Upper

Dimensions

10`0" x 12`11"

9`3" x 11`7"

9`4" x 11`1"

0`0" x 0`0"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

2410344**R-3**

Remarks

Pub Rmks: **BRAND NEW HOME! Meet "KOA", a two-story pre-construction gem offering a spacious 1087 sq. ft. 2 bdrm home designed for contemporary living. Get the best of premium design and finishes coupled with affordability. Yes, this is a BRAND NEW DETACHED HOME, UNDER \$420,000! The main floor's open-concept layout is carefully designed, featuring a welcoming living room at the front that seamlessly transitions into the kitchen and dining area. The kitchen is a cook's paradise, complete with a sleek island that's just waiting for all your culinary adventures! Upstairs you'll discover two bedrooms. A primary bedroom boasting its own four-piece ensuite bathroom, along with a secondary bedroom and additional four-piece bath. With its radiant and welcoming ambiance, this lower level provides an ideal foundation to tailored to your unique lifestyle requirements and tastes. Tucked away in the vibrant Iron Landing community, your potential new home provides convenient access to a range of amenities, from playgrounds to parks, all just a short stroll away. Embrace the warmth and sense of community in this meticulously planned neighborhood, where you'll truly feel like you belong. Don't hesitate to reach out to us today to turn this house into your future home! All measurements have been taken from the builder's floor plan. Parking Pad is 20x20.**

Inclusions: **All appliances listed under the appliance section.**

Property Listed By: **PropZap Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

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