



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1999 MCCASKILL Drive, Crossfield T0M 0S0**

MLS® #: **A2117126**

Area: **NONE**

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

List Price: **\$463,699**

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:

**Row/Townhouse**

City/Town:

**Crossfield**

Year Built:

**2024**

Lot Information

Lot Sz Ar:

**2,870 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,268**

Low Sqft:

Ttl Sqft:

**1,268**

Access:

Lot Feat:

Park Feat:

**Back Lane**

**Double Garage Detached**

DOM

**48**

Layout

Beds:

**3 (3 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

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: **Kitchen Island,Laminate Counters,Open Floorplan,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>12`2" x 13`3"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`4" x 10`5"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>9`2" x 11`9"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`7" x 12`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`7" x 9`7"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Title:

Zoning:

**Fee Simple**

Legal Desc:

**2410344****R-3**

Remarks

Pub Rmks:

**AN AFFORDABLE, BRAND-NEW HOME: YOUR PERFECT CHOICE UNDER 500K!** Explore your future home in this delightful triplex end unit! Boasting 3 bedrooms and 2.5 baths, this affordable gem provides modern living encompassing a generous 1,268 sq. ft. Step inside to an open-concept main floor layout, thoughtfully designed to maximize space and functionality. The living room greets you at the front, seamlessly flowing into the kitchen and dining area at the back. The kitchen is a chef's dream, equipped with a sleek island ready for your culinary adventures! Upstairs, three cozy bedrooms await, including a primary bedroom with its own luxurious four-piece ensuite bathroom. Another full four-piece bath ensures convenience for all residents. Moreover, the inclusion of a sunshine basement offers numerous opportunities to enrich and expand your living area. This house also comes with a **REAR DOUBLE DETACHED GARAGE**. Nestled within the vibrant Iron Landing community, this home offers easy access to playgrounds, parks, and all essentials just a stroll away. Experience the warmth and camaraderie of this thoughtfully designed neighborhood, where connections thrive. Enjoy the best of both worlds with small-town charm and big-city amenities just minutes away from Airdrie. Don't miss out on the opportunity to make this house your new home. Contact us today. All measurements have been taken from the builder's floor plan.

Inclusions:

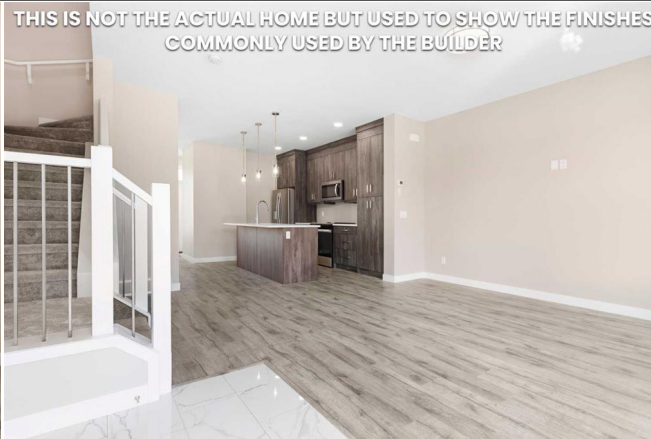
Property Listed By:

**All appliances listed in the appliance section****PropZap Realty****TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

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