

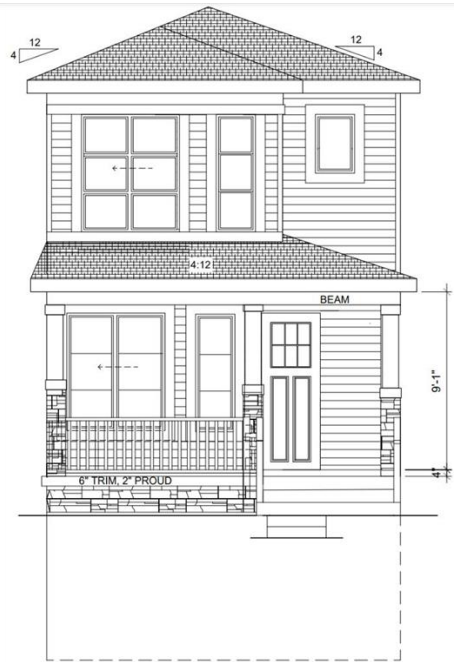


THE
A-TEAM

**RE/MAX
FIRST**

1975 MCCASKILL Drive, Crossfield T0M 0S0

MLS® #: **A2177924** Area: **NONE** Listing Date: **11/08/24** List Price: **\$499,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Crossfield**
 Year Built: **2025**
Lot Information
 Lot Sz Ar: **3,432 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,443**
 Low Sqft:
 Ttl Sqft: **1,443**

DOM

43
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Street Lighting,Rectangular Lot**
 Park Feat: **Alley Access,Double Garage Detached,Garage Door Opener,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Lighting,Private Yard,Rain Gutters**

Construction: **Concrete,Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Concrete,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Range,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Double Vanity,Kitchen Island,Low Flow Plumbing Fixtures,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Separate Entrance,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 7`0"	Dining Room	Main	14`0" x 5`8"
Mud Room	Main	9`8" x 3`10"	Kitchen	Main	12`8" x 8`0"
Great Room	Main	24`0" x 9`2"	Foyer	Main	4`10" x 6`0"
Bedroom	Second	10`0" x 9`8"	Bedroom	Second	12`0" x 7`0"
4pc Bathroom	Second	5`0" x 7`0"	Laundry	Second	6`8" x 6`2"
4pc Ensuite bath	Second	9`0" x 7`0"	Bedroom - Primary	Second	11`0" x 9`10"
Walk-In Closet	Second	5`0" x 5`8"			

Legal/Tax/Financial

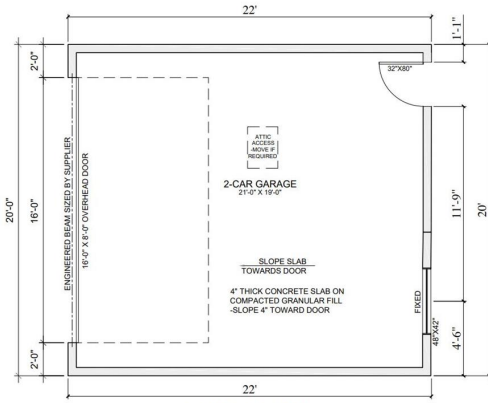
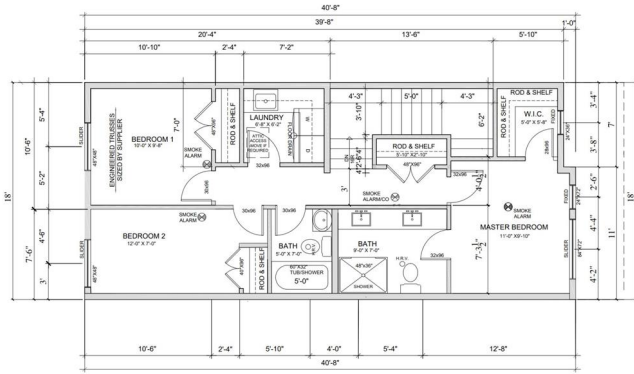
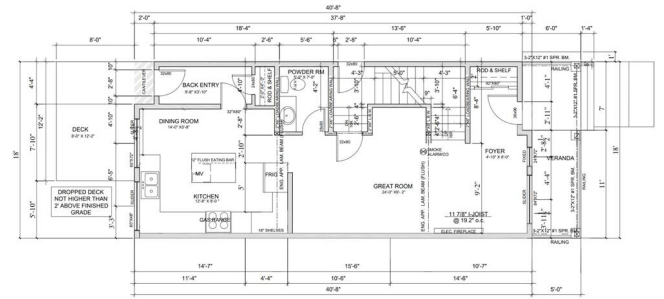
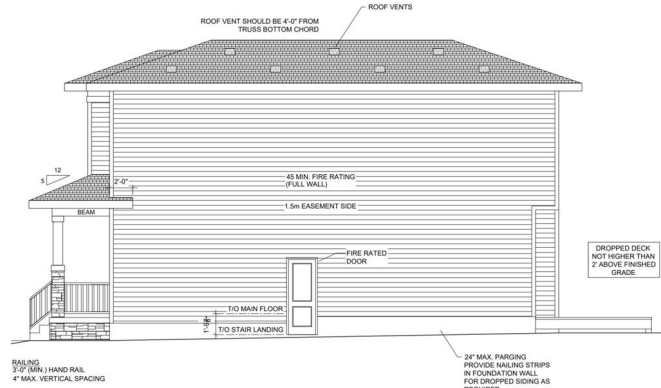
Title: **Fee Simple**
 Zoning: **R-3**
 Legal Desc: **2410344**

Remarks

Pub Rmks: **Step into the elegance of this custom-built Exquisite Home, nestled in the peaceful community of Crossfield. This thoughtfully designed, pre-construction laned home spans 1,443 square feet across two stories, with impressive 9FT CEILINGS on every level to enhance its spacious feel. With a cozy front porch and a welcoming backyard deck, this home is crafted for warm, memorable moments with family and friends under the summer sun. Inside, the open-concept main floor is a harmonious blend of style and functionality. The modern kitchen is a chef's delight, complete with a breakfast bar, quartz countertops, stainless steel appliances, and sleek shaker cabinetry with durable plywood construction. Natural light flows through the bright great room, anchored by a contemporary linear electric fireplace that adds warmth and character. Luxurious vinyl plank (LVP) flooring, and striking dual-pane windows elevate this home's refined style. Completing the main floor is a conveniently located 2-piece powder room, designed for easy access and practicality. Upstairs, the spacious master suite is a private haven with a spa-like 4-piece ensuite and a roomy walk-in closet. Two additional bedrooms offer flexibility for family or guests, accompanied by another 4-piece bathroom and a convenient laundry room with a sink, all designed to make life easier. Outside, the home boasts a double detached garage, a beautifully landscaped private backyard, and a roughed-in basement with a separate side entrance, perfect for future expansion. For those seeking personalized touches, full finishing options are available, with customization to suit your taste and style. Located in the inviting Iron Landing neighborhood, this family-friendly area offers an array of amenities, including parks, playgrounds, shopping, and dining. Highly rated schools like Crossfield Elementary and W.G. Murdoch School are within walking distance, adding to the convenience of this serene town. With easy access to Airdrie (under 10 minutes), Calgary (25 minutes), and quick connectivity to Highway 2, this home combines the charm of small-town living with the accessibility of nearby city life. Estimated for completion in March 2025, this property invites you to make it your dream home. Please note that photos are from a previous project; our Exquisite show home is currently under construction. Don't miss this opportunity—reach out today to learn more!**

Inclusions: **N/A**
 Property Listed By: **RE/MAX Real Estate (Central)**

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



GARAGE PLAN

