



THE
A-TEAM

**RE/MAX
FIRST**

1981 MCCASKILL Drive, Crossfield T0M 0S0

MLS® #: **A2178159** Area: **NONE** Listing Date: **11/27/24** 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

55
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,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,Range Hood,Refrigerator,Washer**
 Int Feat: **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**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 7`0"	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"
Dining Room	Main	14`0" x 5`8"			

Legal/Tax/Financial

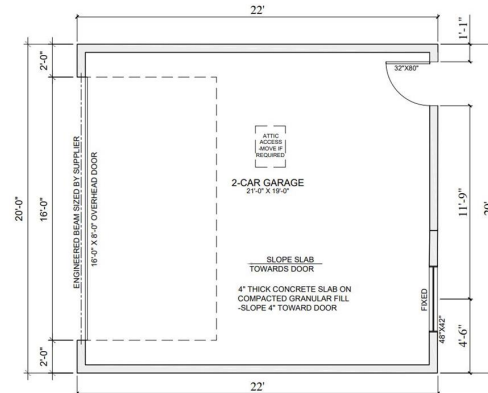
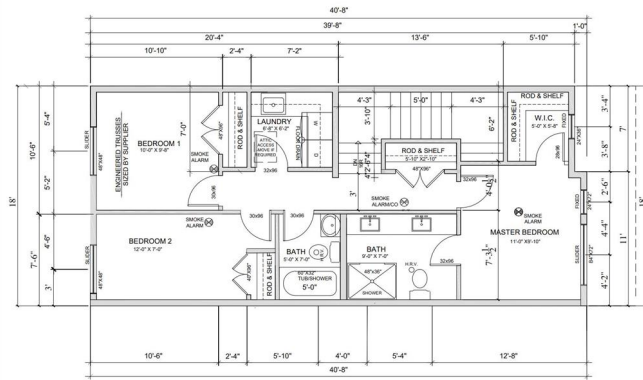
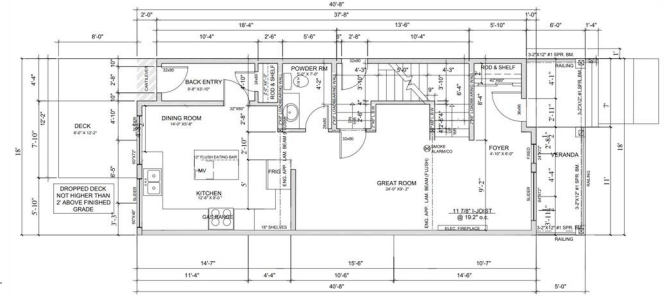
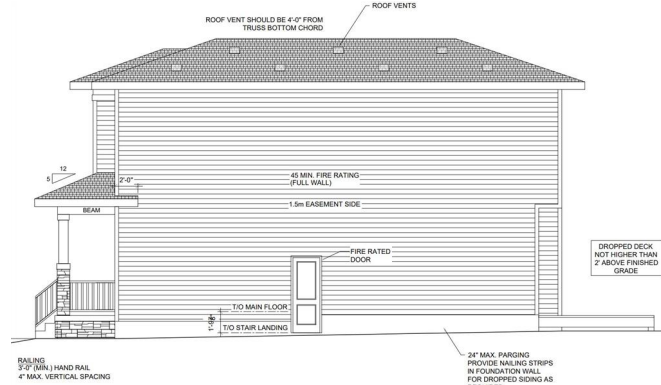
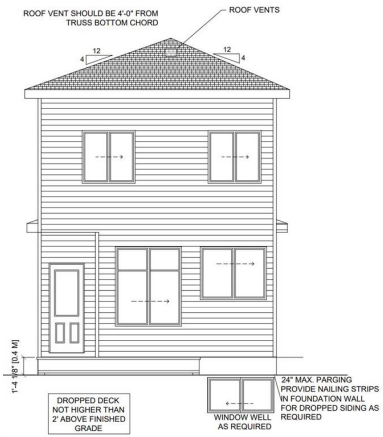
Title: **Fee Simple**
 Zoning: **R-3**
 Legal Desc: **2410344**

Remarks

Pub Rmks: **Experience the beauty of this custom-crafted Exquisite Home, set in the peaceful surroundings of Crossfield. This stunning pre-construction laned home offers 1,443 square feet of thoughtfully designed space across two stories, with soaring 9FT CEILINGS on every level to amplify its open feel. Ideal for enjoying the outdoors, the home features a charming front porch and a spacious backyard deck, perfect for hosting family gatherings on warm summer days. Inside, the main floor's open-concept design harmonizes style with practicality. The modern kitchen is fully equipped with a breakfast bar, elegant quartz countertops, stainless steel appliances, and sleek shaker cabinets with plywood construction for lasting durability. Sunlight fills the bright great room, which is highlighted by a contemporary linear electric fireplace for a cozy ambiance. High-quality vinyl plank (LVP) flooring, sophisticated white oak accents, and bold black exterior dual-pane windows add refined touches throughout the home. Completing the main floor is a conveniently located 2-piece powder room, designed for easy access and practicality. Upstairs, the inviting master suite provides a tranquil retreat with a luxurious 4-piece ensuite and a spacious walk-in closet. Two additional bedrooms offer ample space for family or guests, with another full bathroom and a practical laundry room with a sink enhancing daily convenience. Outside, a double detached garage, fully landscaped private backyard, and roughed-in basement with a separate side entrance allow for future customization and expansion. Bespoke finishing options are available, so you can personalize this home to suit your taste. Located in Crossfield's welcoming Iron Landing community, this home is close to parks, playgrounds, shopping, and dining, as well as top-rated schools like Crossfield Elementary and W.G. Murdoch School, both just a short walk away. This peaceful neighborhood provides the best of small-town living while being under 10 minutes from Airdrie, 25 minutes from Calgary, and minutes from Highway 2 for easy commuting. Set for completion in March 2025, this Exquisite Home combines luxury, functionality, and affordability. Please note that photos are from a previous project, with our latest show home currently under construction. Don't wait—reach out to make this incredible property yours today!**

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

