



THE
A-TEAM

**RE/MAX
FIRST**

1993 MCCASKILL Drive, Crossfield T0M 0S0

MLS® #: **A2178168** Area: **NONE** Listing Date: **11/08/24** List Price: **\$550,000**
 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: **1,891**
 Low Sqft:
 Ttl Sqft: **1,891**

DOM

43
Layout
 Beds: **4 (4)**
 Baths: **3.0 (3 0)**
 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**

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: **Double Vanity,Kitchen Island,Low Flow Plumbing Fixtures,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Separate Entrance,Sump Pump(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	9`0" x 12`0"	4pc Bathroom	Main	8`4" x 5`0"
Kitchen	Main	11`10" x 9`10"	Dining Room	Main	10`0" x 12`0"
Living Room	Main	18`10" x 14`4"	Bedroom	Second	10`0" x 11`2"
Bedroom	Second	11`2" x 9`4"	4pc Bathroom	Second	5`0" x 9`5"
Laundry	Second	4`0" x 4`5"	Loft	Second	9`2" x 7`9"
Bedroom - Primary	Second	14`4" x 13`0"	Walk-In Closet	Second	5`0" x 5`10"
4pc Ensuite bath	Second	10`4" x 6`0"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **2410344**

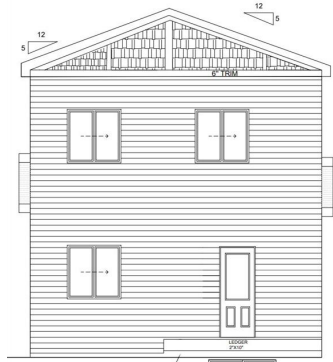
Zoning: **R-3**

Remarks

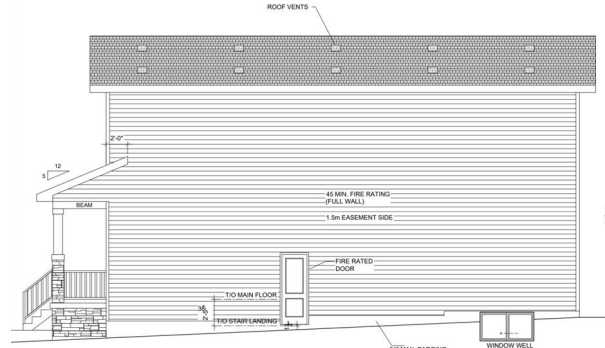
Pub Rmks: **Discover the charm of this custom-crafted Exquisite Home, nestled in the serene surroundings of Crossfield. This remarkable pre-construction laned home offers 1,891 square feet of carefully designed living space across two stories, featuring soaring 9FT CEILINGS on every level that enhance its spacious, airy feel. Ideal for outdoor enjoyment, the home includes a delightful front porch and a roomy backyard deck—perfect for summer gatherings and family get-togethers. Inside, the main floor’s open-concept layout combines style with functionality. The modern kitchen is a chef’s dream, complete with a breakfast bar, elegant quartz countertops, stainless steel appliances, and durable shaker cabinets. Natural light bathes the expansive living area, highlighted by a sleek linear electric fireplace that adds warmth and ambiance. Premium vinyl plank (LVP) flooring,, and exterior dual-pane windows add sophisticated touches throughout. The main floor also includes a convenient bedroom and a 4-piece bathroom, making it ideal for guests. Upstairs, a loft with an open-to-below concept enhances the home’s elegance and sophistication. The spacious master suite offers a private oasis, complete with a luxurious 4-piece ensuite and a large walk-in closet. Two additional bedrooms provide generous space for family or visitors, while another full bathroom and a convenient laundry room with a sink make daily living easier. Outside, a double detached garage, fully landscaped private backyard, and roughed-in basement with a separate side entrance provide room for future customization and expansion. Customizable finishing options are available, allowing you to personalize this home to your exact taste. Located in the inviting Iron Landing community in Crossfield, this home offers proximity to parks, playgrounds, shopping, and dining. Top-rated schools, such as Crossfield Elementary and W.G. Murdoch School, are just a short walk away. Enjoy sunny afternoons at local parks, including Veterans Peace Park, or explore fresh produce at the Crossfield Farmers’ Market. This peaceful neighborhood embodies the charm of small-town living while being conveniently located less than 10 minutes from Airdrie, 25 minutes from Calgary, and just minutes from Highway 2. Expected for completion in March 2025, this Exquisite Home masterfully blends luxury, functionality, and affordability. Please note that photos are from a previous project, with a new show home currently under construction. Don’t miss this chance to own a truly remarkable property—contact us 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



24" MAX. PARING PROVIDE MAILING STRIPS IN FOUNDATION WALL FOR DROPPED SIDING AS REQUIRED
WINDOW WELL AS REQUIRED



RAILING 3/4" MIN. HAND RAIL 4" MAX. VERTICAL SPACING

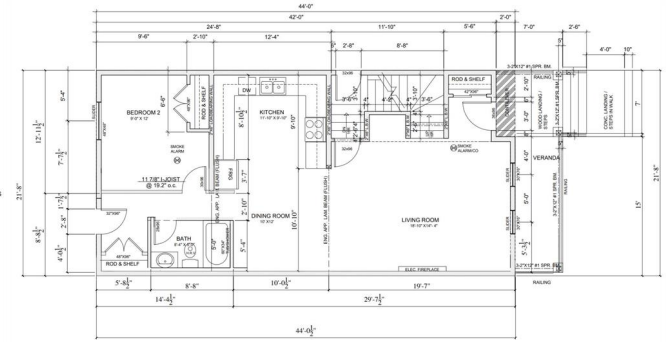
ROOF VENTS

45 MIN. FIRE RATING (FULL WALL)
1.5m EASEMENT SIDE

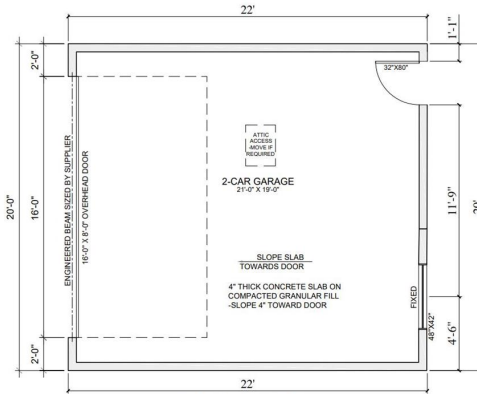
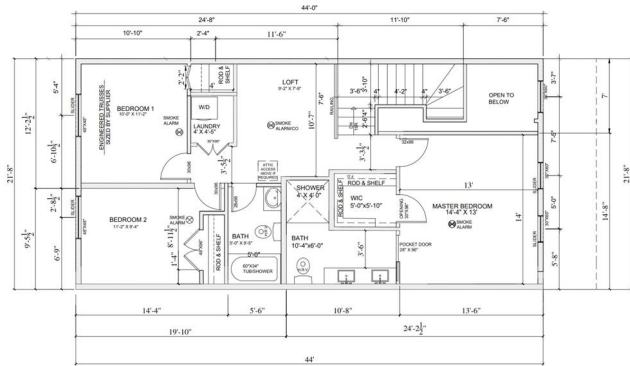
FIRE RATED DOOR

TO MAIN FLOOR
TO STAIR LANDING

24" MAX. PARING PROVIDE MAILING STRIPS IN FOUNDATION WALL FOR DROPPED SIDING AS REQUIRED
WINDOW WELL AS REQUIRED



VINYL SIDING ON VINYL CORNERS AS SHOWN



GARAGE PLAN

