



THE
A-TEAM

**RE/MAX
FIRST**

1931 MCCASKILL Drive, Crossfield T0M 0S0

MLS® #: **A2180576**

Area: **NONE**

Listing Date: **12/02/24**

List Price: **\$475,900**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Crossfield**
Year Built: **2025**

Lot Information

Lot Sz Ar: **2,870 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,268**
Low Sqft:
Ttl Sqft: **1,268**

DOM

19
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Gentle Sloping,Level,Other,Rectangular Lot,See Remarks,Views**
Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other,Playground**

Construction: **See Remarks,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Laminate,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Other**
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,See Remarks,Vinyl Windows**
Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------|--------|----------------|------------------|--------|---------------|
| Living Room | Main | 12`2" x 12`3" | Dining Room | Main | 9`1" x 11`10" |
| Kitchen | Main | 14`6" x 9`2" | 2pc Bathroom | Main | 0`0" x 0`0" |
| Bedroom - Primary | Second | 12`7" x 11`11" | Bedroom | Second | 9`0" x 10`6" |
| Bedroom | Second | 9`10" x 9`6" | 4pc Ensuite bath | Second | 0`0" x 0`0" |
| 4pc Bathroom | Second | 0`0" x 0`0" | | | |

Legal/Tax/Financial

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

Zoning: **R-3**

Remarks

Pub Rmks:

Welcome to Iron Landing, a serene and rapidly growing community in Crossfield. Discover the beautifully designed Prairie Triplex Model Lane home(End Unit), meticulously crafted by Homes by Creation. Offering over 1,250 sq. ft. of thoughtfully designed living space, this home features 3 bedrooms and 2.5 bathrooms, blending comfort and modern elegance seamlessly. The main floor boasts an open-concept layout with 9' ceilings, large windows that flood the space with natural light, and a stylish kitchen island with premium finishes. Upstairs, the primary bedroom includes double closets and a luxurious 4-piece ensuite, providing the perfect retreat. Two additional well-sized bedrooms and a full bathroom complete the upper level, ensuring ample space for family living. Located within walking distance to parks, playgrounds, walking paths, and essential amenities, including schools, shopping, dining, and major transportation routes, this home offers both convenience and tranquility. Don't miss the opportunity to own a modern and peaceful haven in Crossfield. Reach out today to make your dream home a reality! (There are 2 other models available Unit A ,Unit B)

Inclusions:

N/A

Property Listed By:

Real Broker

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

