



THE
A-TEAM

**RE/MAX
FIRST**

1929 MCCASKILL Drive, Crossfield T0M 0S0

MLS® #: **A2180577** Area: **NONE** Listing Date: **12/02/24** List Price: **\$525,900**
 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: **1,444**
 Low Sqft:
 Ttl Sqft: **1,444**

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,Backs on to Park/Green Space,Front Yard,No Neighbours Behind,Rectangular Lot,Views Off Street,Parking Pad**
 Park Feat:

Utilities and Features

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

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

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	10`6" x 17`10"	Office	Main	7`8" x 7`11"
Dining Room	Main	10`0" x 8`0"	Kitchen	Main	10`10" x 10`3"
2pc Bathroom	Main		Bedroom - Primary	Second	11`6" x 14`2"
Bedroom	Second	10`1" x 10`5"	Bedroom	Second	9`11" x 10`6"
4pc Ensuite bath	Second		4pc Bathroom	Second	

Legal/Tax/Financial

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

Remarks

Pub Rmks:

Welcome to Iron Landing, a serene and rapidly growing community in Crossfield. Discover the beautifully designed Prairie Triplex Model Lane home (inside unit), meticulously crafted by Homes by Creation. Offering over 1,440 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, a stylish u shaped kitchen island with premium finishes and a office . Upstairs, the primary bedroom includes a spacious walk-in closet 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 C)

Inclusions:

n/a

Property Listed By:

Real Broker

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

