



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1935 MCCASKILL Drive, Crossfield T0M 0S0**

MLS® #: **A2180701**      Area: **NONE**      Listing Date: **11/22/24**      List Price: **\$499,900**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Crossfield**  
 Year Built: **2025**  
 Lot Information  
 Lot Sz Ar: **3,444 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Backs on to Park/Green Space**  
 Park Feat: **Off Street,Parking Pad**

Finished Floor Area  
 Abv Sqft: **1,310**  
 Low Sqft:  
 Ttl Sqft: **1,310**

DOM

**61**  
Layout  
 Beds: **3 (3)**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **None**  
 Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **See Remarks**  
 Int Feat: **Kitchen Island,Open Floorplan,Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>12`6" x 11`10"</b>	<b>Dining Room</b>	<b>Main</b>	<b>8`7" x 11`9"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`6" x 11`11"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`1" x 10`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`9" x 9`5"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

2410344

Zoning:  
**R-C**

Remarks

Pub Rmks: **Welcome home to the peaceful fast-growing community of Iron Landing in Crossfield. Featuring this crafted Aspen Duplex Model Lane home, brought to you by Homes by Creation. With over 1300 Sq Ft, 3 bedrooms, and 2.5 bathrooms, this home offers a seamless fusion of comfort and style. Great open-concept layout, large windows for natural lights which accentuates the well-crafted design elements throughout. Main floor features 9' high ceiling, Island with tasteful finishes. Upper-level features master bedroom, with a generously sized walk-in closet and a luxurious 4-piece ensuite bathroom. Two additional well-sized bedrooms provide ample space for your family, with another full bathroom for added convenience. There are arrays of amenities in Crossfield and within walking distance, including parks, playgrounds, walking paths, easy access to schools, shopping, dining, and major transportation routes. All that you need are just moments away. Don't miss out on the chance to own a piece of luxury, quiet and peaceful living in Crossfield. Inquire to experience the modern elegance where your dream home awaits you.**

Inclusions: **none**  
Property Listed By: **CIR Realty**

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

### ASPEN DUPLEX

UNIT A MF 693 ft<sup>2</sup> | UNIT B MF 693 ft<sup>2</sup>  
UNIT A UF 617 ft<sup>2</sup> | UNIT B UF 617 ft<sup>2</sup>  
UNIT A TOTAL 1310 ft<sup>2</sup> | UNIT B TOTAL 1310 ft<sup>2</sup>

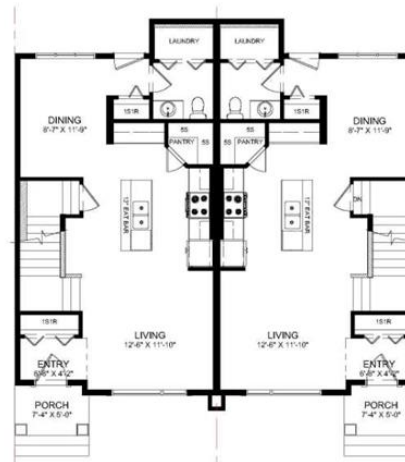


UNIT A

UNIT B

UNIT A

UNIT B



UNIT A

UNIT B

