



THE
A-TEAM

**RE/MAX
FIRST**

1937 MCCASKILL Drive, Crossfield T0M 0S0

MLS®#: **A2180710**

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)

Finished Floor Area

City/Town:

Crossfield

Abv Sqft:

1,310

Year Built:

2025

Low Sqft:

Ttl Sqft:

1,310

Lot Information

Lot Sz Ar:

3,444 sqft

Lot Shape:

DOM

61

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Back Lane,Backs on to Park/Green Space

Park Feat:

Off Street,Parking Pad

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,Quartz Counters

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`6" x 11`10"
Bedroom - Primary	Upper	12`6" x 11`11"
Bedroom	Upper	9`9" x 9`5"
4pc Bathroom	Upper	0`0" x 0`0"

Room	Level	Dimensions
Dining Room	Main	8`7" x 11`9"
Bedroom	Upper	9`1" x 10`6"
2pc Bathroom	Main	0`0" x 0`0"
3pc Ensuite bath	Upper	0`0" x 0`0"

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:
Property Listed By:

none
CIR Realty

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

ASPEN DUPLEX

UNIT A MF 693 ft² | UNIT B MF 693 ft²
UNIT A UF 617 ft² | UNIT B UF 617 ft²
UNIT A TOTAL 1310 ft² | UNIT B TOTAL 1310 ft²

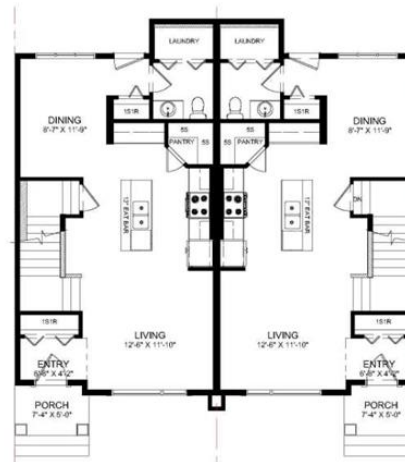


UNIT A

UNIT B

UNIT A

UNIT B



UNIT A

UNIT B

