



THE
A-TEAM

**RE/MAX
FIRST**

1923 MCCASKILL Drive, Crossfield T0M 0S0

MLS® #: **A2188601** Area: **NONE** Listing Date: **01/28/25** List Price: **\$515,000**
 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: **2026**
Lot Information
 Lot Sz Ar: **2,875 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane**
 Park Feat: **Parking Lot, Parking Pad**

Finished Floor Area

Abv Sqft: **1,310**
 Low Sqft:
 Ttl Sqft: **1,310**

DOM

29
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey, Attached-Side by Side**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 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: **High Ceilings**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Second	9`9" x 9`5"	Bedroom - Primary	Second	12`6" x 11`11"
Bedroom	Second	9`1" x 10`6"	3pc Ensuite bath	Second	0`0" x 0`0"
3pc Bathroom	Second	0`0" x 0`0"	2pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R-C**

Legal Desc: **2410344**

Remarks

Pub Rmks: **Welcome to Iron Landing, a peaceful and rapidly growing community in Crossfield. Discover the Aspen 2-Storey duplex, a thoughtfully designed home by Homes by Creation. Offering over 1,300 square feet of living space, this home features 3 bedrooms, 2.5 bathrooms, and a perfect blend of comfort and style. The open-concept layout is highlighted by large windows that flood the space with natural light, showcasing the meticulous design details throughout. On the main floor, you'll find 9-foot ceilings, a spacious island, and modern finishes. Upstairs, the master bedroom boasts a generously sized closet and a luxurious 3-piece ensuite. Two additional bedrooms and another full bathroom provide plenty of space for family or guests. Located close to parks, playgrounds, walking trails, schools, shopping, dining, and major transportation routes, this home offers unmatched convenience. Experience the perfect combination of modern elegance and serene living. Don't miss your chance to make this your dream home—schedule a viewing today!**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

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