



THE
A-TEAM

**RE/MAX
FIRST**

1997 MCCASKILL DRIVE , Crossfield T0M0S0

MLS®#: **A2190799**

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: **Row/Townhouse**
City/Town: **Crossfield**
Year Built: **2026**
Lot Information
Lot Sz Ar: **1,268 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,445**
Low Sqft:
Ttl Sqft: **1,445**

DOM

65
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**
Park Feat: **Parking Pad**

Utilities and Features

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

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

Kitchen Appl: **See Remarks**
Int Feat: **Open Floorplan,Vinyl Windows**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Second	11`6" x 14`3"	Bedroom	Second	10`2" x 10`6"
Bedroom	Second	10`2" x 10`6"	4pc Ensuite bath	Second	0`0" x 0`0"
4pc 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 thriving community in Crossfield. Explore the stunning Prairie Triplex Model Lane home, thoughtfully crafted by Homes by Creation. With over 1,250 sq. ft. of well-designed living space, this home offers 3 bedrooms and 2.5 bathrooms, perfectly combining comfort and contemporary style. The main floor features an open-concept design with 9' ceilings, large windows that fill the space with natural light, and a modern kitchen island with high-end finishes. Upstairs, the primary bedroom boasts double closets and a luxurious 4-piece ensuite, creating a serene retreat. Two additional spacious bedrooms and a full bathroom complete the upper level, providing plenty of room for family living. Ideally located within walking distance of parks, playgrounds, walking paths, and key amenities—including schools, shopping, dining, and major transportation routes—this home offers the perfect balance of convenience and tranquility. Don't miss your chance to own this modern and inviting haven in Crossfield. Contact us today to make your dream home a reality!

Inclusions:

N/A

Property Listed By:

CIR Realty

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