



THE
A-TEAM

**RE/MAX
FIRST**

1802 MCCASKILL Drive, Crossfield T0M 0S0

MLS® #: **A2197813**

Area: **NONE**

Listing Date: **02/27/25**

List Price: **\$574,900**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Crossfield**
Year Built: **1990**

Lot Information

Lot Sz Ar: **6,873 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,332**

Low Sqft:

Ttl Sqft: **1,332**

DOM

1

Layout

Beds: **5 (3 2)**

Baths: **3.0 (3 0)**

Style: **Bungalow**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Front Yard,Landscaped**

Park Feat: **220 Volt Wiring,Additional Parking,Alley Access,Double Garage Detached,Heated Garage,RV Access/Parking**

Utilities and Features

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

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Tile,Vinyl Plank**
Water Source:
Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Open Floorplan,Storage,Sump Pump(s),Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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Legal/Tax/Financial

Title: Fee Simple	Zoning: R-1A
Legal Desc: 8310374	

Remarks

Pub Rmks: **Discover the perfect home for you in this beautifully renovated residence, ideally located right across from Crossfield Elementary School and just minutes away**

from playgrounds, sledding hills, a running track, the Community Centre, skateboard park and a baseball diamond! Nestled on a corner lot with alley access, the property offers RV parking and an oversized heated double garage. As you arrive you'll notice this home has a new front door as well as permanent soffit lighting. The home has an East facing front yard, which means as you enter the home you will find the welcoming living room is bathed in morning sunlight thanks to an abundance of new windows installed in 2024. The main level features stunning light luxury vinyl plank flooring throughout most of the space. Transition seamlessly from the cozy living room to a spacious dining room and onward to the modern kitchen and back mudroom area which can also double as a breakfast nook. This level is complete with three generously sized bedrooms, including the primary bedroom with double closets and a stylish three-piece ensuite, along with a brand new four-piece family bathroom. The flooring has been designed to allow for wild and crazy bath-time adventures and any overflow will drain in the floor drain. The fully finished basement boasts two additional bedrooms—one with a walk-in closet and the other impressively large with two closets. Enjoy the spacious rec room, a four-piece bathroom with urinal, and a spacious laundry/storage area. Outside, the rear of the home features a large deck that basks in afternoon sunshine, and a hot tub - perfect for relaxation or entertaining. Gardener? There are raised beds, apple trees, raspberry bushes, strawberries, garlic, rhubarb! This home has undergone substantial renovations, including: New windows (2024) New front door (2024) Main floor bathroom update (2025) Main floor flooring (2025) Basement renovation (2022) New furnace and water heater (2022) Laundry upgrade (2022) Water guard and sump pump installation (2022) Spray foam insulation in the basement (2022) Legal basement bedrooms with egress windows (2022) Permanent soffit lighting (2024) All new kitchen appliances (2025) Updated fire alarms (2022) PolyB has been completely removed and replaced professionally. Come check out this lovely home today and experience all it has to offer!

Inclusions:
Property Listed By:

Shed, Hot Tub
CIR Realty

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











