

1935 McCaskill Drive  
Crossfield, Alberta

MLS # A2234235



## \$475,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,310 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot, See Remarks, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-c
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, See Remarks, Vinyl Windows		

**Inclusions:** N/A

Welcome to the Aspen a Duplex Laned home by Homes by Creation. This 1,300+ sq ft masterpiece blends contemporary style with everyday comfort, now offered at an attractive price point. Highlights included: Sun Drenched Main Floor: 9' ceilings and oversized windows create a bright, airy atmosphere. Chef-Inspired Kitchen: Features sleek quartz countertops and a social center island. Upstairs Retreat: A private primary suite with a walk-in closet and 4-piece ensuite, plus two additional bedrooms for family or work from home life. Prime Location: Nestled in a fast growing community, you're steps away from parks, paths, schools, and local dining. **\*\*EXCLUSIVE OFFER:\*\*** For a limited time, this home includes FREE BASEMENT DEVELOPMENT (standard layout), giving you even more room to grow! Don't miss your chance to own a quality-built home in the heart of Crossfield. Schedule your tour today.