

**1971 McCaskill Drive
Crossfield, Alberta**

MLS # A2276030



\$469,000

Division:	NONE		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,534 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: None

FREE FINISHED BASEMENT! Welcome home to this brand new no condo fee townhouse located in the Iron Landing community of Crossfield. Designed for everyday living, this thoughtfully laid-out home offers three bedrooms upstairs, 2.5 bathrooms, and a main floor den—ideal for a home office, playroom, or flexible living space. The unfinished basement includes a bathroom rough-in and provides the opportunity to add additional living space as your needs evolve. As a brand new home, it offers a fresh start for the first owner to personalize and make it their own. Situated on McCaskill Drive, you’ll enjoy a walkable neighbourhood with nearby parks and playgrounds, perfect for enjoying the outdoors. Schools, shopping, and essential services are conveniently close, making day-to-day living easy. Located in a welcoming, family-oriented community, this home combines small-town living with the comfort and practicality of new construction. The property enjoys a walkable setting with nearby parks and playgrounds, making it easy to enjoy outdoor activities and community green spaces. Schools, local shopping, and essential services are conveniently close, supporting a comfortable daily routine, while street lighting throughout the area adds to the sense of a well-planned neighbourhood. With its new construction, adaptable interior space, and location within a family-oriented community, this townhouse presents an opportunity to settle into a growing town that balances small-town atmosphere with access to everyday amenities. Please note that the builder will offer a credit of up to \$4,500 for the appliances of your choice and a free finished basement. Book your showing today.