



**GRASSROOTS**  
REALTY GROUP

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**200 Diamondstone Ridge  
Fort McMurray, Alberta**

**MLS # A2220453**



**\$675,000**

<b>Division:</b>	Stonecreek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,026 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Gazebo, Landscaped, No Neighb		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** GARAGE HEATER, SNOWBLOWER, NEGOTIABLE: 2 SMALL MIRRORS, COFFEE TABLE, SECTIONAL COUCH, KITCHEN TABLE, CHAIRS AND BUFFET/HUTCH. BASEMENT: FURNITURE.

Welcome to 200 Diamondstone Ridge: Perfectly positioned on one of Stonecreek Landing's most sought-after streets and backing onto peaceful walking trails, this executive home stands proudly among a collection of stunning properties that define luxury living in Fort McMurray. With timeless finishes, a bright and expansive layout, and a beautifully finished legal suite, this is a home that offers refined comfort for families and professionals alike. From the moment you arrive, you'll appreciate the quiet elegance of the setting—backing a greenbelt and offering enhanced privacy with no rear neighbours. Step inside to discover a meticulously maintained interior, where high-end finishes and warm tones create an inviting yet elevated atmosphere. The foyer welcomes you with tile floors and opens into a spacious main living area centred around a natural gas fireplace, perfect for cozy evenings or entertaining in style. The kitchen is a true focal point, with granite countertops extending across a large central island, ideal for prepping, serving, or gathering. Rich wood cabinetry, stainless steel appliances, and a walk-in corner pantry provide both beauty and function, while the adjacent dining area ensures everyone is connected during special occasions or everyday meals. Upstairs, a bonus room with soaring vaulted ceilings and a second gas fireplace offers a luxurious family retreat. Flooded with natural light, this versatile space is perfect for movie nights, relaxing after a long day, or hosting guests in comfort. Down the hall, three generously sized bedrooms await, including a serene primary suite complete with a custom walk-in closet and spa-inspired ensuite with a soaker tub and separate shower—your own private escape. Downstairs, the fully finished legal one-bedroom suite offers incredible flexibility. With large windows, modern finishes, and a

spacious layout, it's ideal for extended family, guests, or generating rental income—yet it flows so seamlessly into the home that it could easily be used as an extension of the main living space. Outside, the private backyard is a true urban retreat. A large composite deck with gas BBQ hookup overlooks a tiered landscape framed by a retaining wall, creating a flat and functional space for dining, entertaining, or enjoying evenings by the fire. With no neighbours behind, you'll enjoy rare peace and seclusion in a well-established luxury neighbourhood. If you've been waiting for the perfect balance of space, sophistication, and location—this is it. Schedule your private showing today and experience the exceptional lifestyle that awaits at 200 Diamondstone Ridge.