



GRASSROOTS
REALTY GROUP

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**517 Heritage Drive
Fort McMurray, Alberta**

MLS # A2227444



\$599,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Parsons North | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,706 sq.ft. | Age: | 2014 (11 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached, Driveway, Heated Garage | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard | | |

| | | | |
|--------------------|---|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Tile, Wood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Full, Suite | LLD: | - |
| Exterior: | Wood Frame | Zoning: | ND |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Double Vanity, French Door, Jetted Tub, Quartz Counters, Walk-In Closet(s) | | |

Inclusions: Refrigerator X2, Stove X2, Dishwasher X2, OTR Microwave X2, Washer X2, Dryer X2, A/C, Garage Heater, All TV Mounts, and All Window Coverings.

Welcome to 517 Heritage Drive, where luxury and functionality come together in this impressive 6-bedroom home with a legal basement suite. Designed with meticulous attention to detail, this property offers a perfect blend of elegance, comfort, and practicality. Upon entering, you're greeted by a grand foyer with rich hardwood flooring and natural light that guides you into the heart of the home. The main level features a versatile office or bedroom, perfect for work or relaxation. The open-concept kitchen, dining, and living area is an entertainer's dream, showcasing quartz countertops, a modern tile backsplash, rich maple cabinetry, and a raised breakfast bar. The living room boasts a sleek tile fireplace, while the dining area leads to a custom screened sun enclosure with sliding windows and privacy curtains—an ideal retreat that opens to the fully fenced backyard. A convenient two-piece bathroom completes this level. Upstairs, you'll find three generously sized bedrooms, a dedicated laundry room, and a stunning primary suite that serves as a private oasis. The suite features a large walk-in closet, a spa-inspired ensuite with a custom tiled shower, a jetted tub, and dual sinks. A beautifully finished 4-piece main bathroom completes the upper level. The fully developed basement offers a two-bedroom legal suite with a separate entrance, stainless steel appliances, separate laundry facilities, and independent furnaces for added comfort and privacy. Outside, the oversized heated double detached garage, complete with built-in storage, offers ample parking for three vehicles. The backyard features stamped concrete walkways and space for entertaining. Additional upgrades include central vacuum, air conditioning, high-end window coverings, and custom lighting. Conveniently located near trails, parks, and schools, this move-in-ready home is

perfectly designed to suit your lifestyle. Check out the photos, floor plans and 3D tour, and call today to book your personal viewing.