



**GRASSROOTS**  
REALTY GROUP

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## 144 Crane Rise Fort McMurray, Alberta

**MLS # A2229041**



# \$614,900

<b>Division:</b>	Eagle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,868 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<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>	Concrete	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Kitchen Island, No Animal Home, Separate Entrance, Sump Pump(s), Walk-In Closet(s)		

**Inclusions:** Main floor: Fridge, Stove, Dishwasher, hood fan, microwave, washer/dryer a/c unit, garage heater. Basement: Fridge, Stove, dishwasher, microwave, washer/dryer, water softener,

**IMMACULATE CONDITION! LEGAL SUITE!** Welcome to 144 Crane Rise, a beautifully maintained home on a desirable corner lot, offering impressive curb appeal and exceptional living space across three levels. From the moment you step inside, you'll be greeted by a spacious living room featuring gleaming hardwood floors and a cozy gas fireplace—perfect for relaxing evenings. The heart of the home is the gourmet kitchen, complete with stainless steel appliances including a gas stove, a large island, ample counter and cabinet space, and a breakfast bar that's ideal for casual family meals or entertaining. The main floor also includes two well-appointed bedrooms connected by a convenient Jack & Jill bathroom, plus a versatile main floor office that can easily function as a formal dining room or flex space. An added feature is the half bathroom that sits off the front entrance. Upstairs, retreat to your massive primary suite featuring a private dura deck balcony with valley views, an expansive walk-in closet, and a luxurious en suite bathroom with in-floor heating, dual sinks, a custom glass stand-up shower, and a corner jetted tub. The walk-out basement offers a beautifully finished 2-bedroom legal suite with in-floor heat, large windows that fill the space with natural light, a full kitchen with custom cabinetry and stainless steel appliances, a 4-piece bathroom, generous storage, and its own private entrance—ideal for guests, extended family, or rental income. Last but definitely not least the attached double heated garage offers high ceilings and just outside parking includes spaces for 4 in the back lane. Recent upgrades: Hot water tank (2021), A/C (2024). Homes of this caliber don't come along often—schedule your private showing today and experience everything 144 Crane Rise has to offer!

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