



**GRASSROOTS**  
REALTY GROUP

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**123 Falcon Green**  
**Fort McMurray, Alberta**

**MLS # A2233738**



**\$949,888**

<b>Division:</b>	Eagle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,407 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Garage Door Opener, Heated Garage, Insulated, Oversized, RV Access/Park		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscap		

<b>Heating:</b>	Boiler, High Efficiency, In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Marble	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt, 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>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** 2 fridges, dishwasher, 2 washers, 2 dryers, built-in gas range, built-in microwave, built-in oven, above-ground pool, gas heater, shed, gazebo, stove, OTR microwave

INTRODUCING 123 FALCON GREEN! AN INCREDIBLE OPPORTUNITY TO OWN THIS FAMILY HOME LOCATED IN EAGLE RIDGE, IN A FAMILY CUL DE SAC, WITH TRIPLE HEATED GARAGE, SITUATED ON A 9100 SQ FT LOT BACKING THE GREENBELT, WITH A HEATED POOL, BONUS ROOM AND OVER 3200 SQ FT OF LIVING SPACE. The original owners who have loved this home and location, had this custom built by ALVES and have enjoyed every moment here with family and friends and have been the home where the Neighbour's gather to enjoy the amazing yard and 27 ft round above ground heated pool with decks that include pool party area, another for BBQing and the lower tier for the evening fires, all overlooking the greenbelt and Birchwood trails. The luxurious interior has been recently painted on the main and upper levels, making the living areas bright, fresh, and new. The main level offers a grand foyer that leads to your open-concept living area with 9 ft ceilings, hardwood floors, a bank of windows, and a great room with a stone feature wall with built-in gas fireplace. The stunning kitchen offers loads of cabinets that run from floor to ceiling, 2 sinks, one overlooking the yard and the other built into the island. Granite countertops, backsplash, massive island with eat-up breakfast bar, built-in appliances that include a gas range, range hood & wall oven. To complete this kitchen, you have a walk-in pantry that has amazing storage. The Kitchen overlooks the dining room which is surrounded by windows. The main level is complete with laundry room, mud room, and direct access to your attached triple garage. Take the staircase to the upper level that offers 3 large bedrooms and two 5 pc baths, plus a massive bonus room with vaulted ceilings and 2nd gas fireplace that is also stone-faced. The Primary bedroom features greenbelt views, a

woman's dream walk-in closet with built-in shelving. The ensuite features double sinks, oversized jetted tub, and walk-in tiled shower. The fully finished lower level has a separate entrance and is an approved legal suite, however if you didn't want to use it as a suite, this space's design and layout does not allow for the suite to take away from family space. You have a large rec room, 2 generous sized bedrooms, full bathroom, in-floor heat, laundry room, full kitchen, and the continued 9 ft ceilings. On the exterior, other features, plus the ultimate decks and pools, include a fully fenced and landscaped yard, gas bbq hookup, side storage area with shed, and gated access to the Birchwood trail system. The oversized driveway offers room for RV Parking. This one-of-a-kind cul-de-sac features a center greenspace and is in walking distance to schools, parks, shopping and more. In addition you have central a/c. This is a must-see home for those wanting to be in a family neighbourhood, with amazing neighbours, all extras you want in a home, space, and is turn-key and move-in ready. Sellers say they will be sad to leave the home and know the next owner will love just as much as they have.