



GRASSROOTS
REALTY GROUP

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**127 Berard Crescent
Fort McMurray, Alberta**

MLS # A2241650



\$859,900

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,967 sq.ft.	Age:	1998 (27 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Off Street, Parking Pad, Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Lawn, See Remarks, Views		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, See Remarks, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, washer x 2, dryer, central ac x 2, central vac & attachments, all window coverings, garage door opener x2 and 3 remotes, shower steamer (as is)

EXCEPTIONAL FAMILY LIVING IN PRIME LOCATION! 4 BEDRMS UPSTAIRS! TRIPLE CAR GARAGE! BACKS ONTO THE BIRCHWOOD TRAILS! OVER 3900 SQFT OF LIVING SPACE! Welcome to 127 Berard Crescent, where elegance meets comfort in one of Fort McMurray's most sought-after neighborhoods! This spectacular home backs directly onto the serene greenbelt and the famous Birchwood Trails, providing you with a private oasis right in your backyard. Perfect for families, this stunning property is within walking distance to two elementary schools, offering unmatched convenience. Step inside to be greeted by an awe-inspiring grand entry featuring double doors, a majestic curved staircase with rich newer hickory hardwood finishes, soaring ceilings, and new LVP flring. The thoughtfully designed second flr offers an incredible layout with 4 BEDRMS and 3 FULL BATHRMS, including a ensuite in the primary bedrm, a 4PC main bathrm in the hallway and an additional 3PC ensuite off the 4th bedrm—ideal for large or multi-generational families! The primary bedrm is a true retreat, with vaulted ceilings, a cozy sitting area, a spacious walk-in closet, and an oversized ensuite complete with an huge two-person jetted tub, dual sinks, a water closet, and a steam shower (steamer unit as is). Hickory hardwd flring flows throughout the bedrooms and hallway, adding a touch of timeless elegance. On the main flr, you’ll find everything you need for both work and play. A main-flr office provides the perfect setting for remote work, while the formal living and dining rms are perfect for entertaining guests. The open-concept kitchen, dining, and family rm area is the heart of the home, featuring granite countertops, new light fixtures, stainless steel appls, a prep sink in the island, and a walk-in pantry with built-in shelves and drawers. The fully developed

bsmt extends your living space, complete w/ in-floor heating, LVP flring, a fifth bedrm, another full bathrm, a den, a rec rm, and a massive storage rm w/ built-in shelving. Plus, the laundry rm is equipped with two washing machines, making laundry day a breeze! Added upgrades include some interior walls are insulated for noise reduction and the kitchen pantry and all closets have custom built MDF shelving. The south-west facing backyard is nothing short of spectacular, w/ a new deck, glass railing and a privacy wall surrounded by mature trees that offer the perfect blend of sunshine and shade. This greenbelt lot is a gem, providing direct access to the Birchwood Trails for year-round outdoor activities like cross-country skiing, biking, and running. If you are going to buy a home on the greenbelt why not buy on the best greenbelt in Fort McMurray, the BIRCHWOOD TRAILS. Parking is never an issue with the oversized interlocking stone driveway, spacious enough for four vehicles, plus the attached TRIPLE CAR GARAGE with in-floor heating and fresh paint. This meticulously maintained home truly radiates pride of ownership and is a great opportunity for any growing family.