



GRASSROOTS
REALTY GROUP

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**312 Gravelstone Road
Fort McMurray, Alberta**

MLS # A2241876



\$909,900

Division:	Stonecreek		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,125 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Drive Through, Heated Garage, Oversized, Quad or More Att		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Standard Shaped Lot		

Heating:	Boiler, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, French Door, Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: Fridge X2, Stove Top Induction, Microwave, Dishwasher, Washer, A/C, Bar Fridge X2, All Window Coverings, and Security System.
Negotiable: Car Port

Timeless elegance in 312 Gravelstone Road! Welcome to this one-of-a-kind, custom-built Kydan luxury home nestled in the prestigious community of Stonecreek. Ideally located next to the greenbelt and scenic walking trails, this stunning residence offers elegance, functionality, and space in equal measure. From the moment you arrive, the exceptional craftsmanship and high-end details are immediately apparent. Rich hardwood flooring, a statement staircase railing, and designer lighting set the tone throughout the main floor. The gourmet kitchen is a chef's dream, featuring maple shaker-style cabinetry, quartz countertops, an induction cooktop, bar fridge, eat up island and statement making light fixture. The open-concept layout flows seamlessly into a sun-filled dining area, while French doors open onto a massive deck—perfect for entertaining. The living room is both inviting and grand with its stone corner gas fireplace and large windows that flood the space with natural light. A dedicated main-floor office and convenient 2-piece powder room add both style and function to the layout. Upstairs, you have three generously sized bedrooms, including a luxurious primary suite that boasts a spa-inspired ensuite complete with a jetted tub, double vanity, stand-up shower, and a spacious walk-through closet. A large laundry room with sink and built-in cabinetry, as well as a 4-piece main bath, completes the upper level. The fully developed walkout basement is warmed with in-floor heating and features an additional bedroom, a full bathroom, and a cold storage room—ideal for storing seasonal goods and extra items. Car enthusiasts and hobbyists will appreciate the oversized 32' x 31' drive-through garage, accommodating up to four vehicles. Outfitted with custom cabinetry, epoxy floors, hot/cold water, & garage

doors, and 220V wiring, it's both practical and polished. Step outside to enjoy the fully fenced backyard, set on a generous 8,960 sq ft lot—ideal for outdoor gatherings, family fun, or simply soaking in the tranquillity of the natural surroundings. Recent upgrades include a new boiler system (2024) and upgraded attic insulation. This remarkable home is truly a rare find in one of Fort McMurray's most sought-after locations. 312 Gravelstone Road is not just a home—it's a statement of luxury, design, and thoughtful living. Check out the photos, floor plans and 3D tour and call today to book your private viewing.