



GRASSROOTS
REALTY GROUP

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**395 Falcon Drive
Fort McMurray, Alberta**

MLS # A2247299



\$629,000

Division:	Eagle Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,371 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Private, Street		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Laminate Counters, Open Floorplan, Soaking Tub, Storage, Tankless Hot Water, Walk-In Closet(s), Wet Bar		
Inclusions:	n/a		

For more information, please click the "More Information" button. Experience show home quality in this stunning bi-level by Alves Construction, perfectly situated on the greenbelt in Eagle Ridge. From the moment you walk in, you'll appreciate the bright, open-concept layout with upscale finishes throughout. The main floor features a gas fireplace, main floor laundry, central A/C, rich dark cabinetry, walk-in pantry, and a spacious island. The large master suite overlooks the peaceful greenspace and includes a large walk-in closet, elegant ensuite, and direct access to the top deck. The professionally finished walk-out basement offers the ultimate entertainment space with an immersive theatre area, full wet bar, cozy electric fireplace, games area, and a private bedroom near a full bath! Enjoy in-floor heating and walk-out access to a beautifully landscaped yard and storage shed, backing directly onto the Birchwood Trails. The fully finished heated double garage boasts custom tile flooring, hot/cold water taps and floor drain. Additional highlights include built-in multi-room audio, security system, water softener, hot water on demand (new unit 2024), Quick Curb, permanent holiday lights, and more! All within walking distance to schools, site bus stop, Tim Hortons, and the new Eagle Ridge Shopping Centre. This one has it all—location, luxury, and lifestyle.