



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**116 Lougheed Drive
Fort McMurray, Alberta**

MLS # A2251502



\$639,900

Division:	Timberlea		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,465 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Front Yard, Gazebo, Landscaped, Lawn, No Neighbours Behind, F		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Chandelier, French Door, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Fridge, stove, dishwasher, microwave, washer, dryer, window, coverings, central AC, garage door opener, in floor heat in basement and garage, shed, hot tub

PRIDE OF OWNERSHIP! Welcome to 116 Lougheed Drive, a beautifully maintained MODIFIED BI-LEVEL set on a MASSIVE 7,758 sqft lot in TIMBERLEA - lots of this size are RARELY available, especially in Timberlea and at this price point! From the moment you arrive, the CURB APPEAL and EXTRA-WIDE exposed aggregate driveway will impress. Between the driveway and the additional side parking, there's room for 6+ vehicles, making it perfect for families with multiple cars, an RV, or recreational toys! Step inside and take in the VAULTED CEILINGS, French oak-hue flooring, and a striking WAGON WHEEL CHANDELIER that create a warm yet REFINED atmosphere. The SPACIOUS FOYER offers a large closet, while the OPEN-CONCEPT main floor is filled with NATURAL LIGHT - bright and inviting all day long. The living room is anchored by a cozy GAS FIREPLACE with stone surround and a custom RUSTIC FEATURE WALL. The dining area adds a stylish touch with its MODERN ACCENT WALL and the kitchen is designed to impress with a LARGE ISLAND with BUILT-IN WINE RACK, BLACK STAINLESS STEEL appliances, modern sink, ABUNDANT CABINETRY, and a spacious CORNER PANTRY. This level also offers a FULL BATHROOM and a generous-sized bedroom. Upstairs awaits your PRIVATE PRIMARY RETREAT, complete with TWO CLOSETS, a charming BAY WINDOW NOOK ideal for reading or relaxing, and a spa-inspired ENSUITE featuring a JETTED TUB and WALK-IN SHOWER. The FULLY DEVELOPED BASEMENT is an ENTERTAINER'S DREAM. Host with ease in the EXPANSIVE REC ROOM, featuring a POOL TABLE, BUILT-IN HOME THEATRE, and a CUSTOM WET BAR with shelving, lighting, and sink. Cozy evenings are enhanced by the WOOD STOVE and IN-FLOOR HEATING THROUGHOUT.

TWO oversized bedrooms, another FULL bathroom, and a large laundry/utility room complete this level. The HEATED GARAGE with IN-FLOOR HEAT adds year-round comfort. Step into the FULLY FENCED BACKYARD - a true OUTDOOR RETREAT with a TWO-TIER DECK, including a lower level designed for the HOT TUB (2020). There's still PLNETY of GREEN SPACE to enjoy, and at night, the EXTERIOR LIGHTING highlights the home's BEAUTIFUL CURB APPEAL. Perfectly situated ACROSS from an OPEN GREEN SPACE with walking and biking trails, you're also within WALKING DISTANCE to both public and Catholic schools, and just STEPS from the BUS STOP. The floor plan is thoughtfully designed with no wasted space. Extras and upgrades: SELLER IS WILLING TO LEAVE ALL FURNISHINGS, including many HIGH-QUALITY pieces such as the LUXURY RECLINING LEATHER SECTIONAL in the living room, the EXECUTIVE POOL TABLE, and the RECLINING leather couches in the basement - making this home truly move-in ready! Black stainless steel appliances (only a few years old), designer light fixtures (last couple of years), Slate tile stairs, Central A/C, NEW hot tub (2020) This home blends COMFORT, STYLE, and a touch of LUXURY - an ABSOLUTE MUST-SEE! Call now!