



GRASSROOTS
REALTY GROUP

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

100 Crane Rise
Fort McMurray, Alberta

MLS # A2252842



\$629,499

Division:	Eagle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,364 sq.ft.	Age:	2011 (14 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.11 Acre		
Lot Feat:	Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	See Remarks	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		
Inclusions:	fridge x 2, stove x 2, built in wall oven/microwave, washer/dryer x 2, all window blinds, garage heater, garage door opener		

Welcome to your dream home! This executive-style residence stands out with its unique design and thoughtful features, perfectly tailored for the modern family. Nestled in the desirable Eagle Ridge neighborhood, this stunning two-storey house is a haven for those who love to entertain and enjoy spacious living. Key Features: Spacious Living: Boasting 6 bedrooms and 4.5 bathrooms, this home offers ample space for everyone. Whether you're hosting family gatherings or enjoying quiet evenings, the open concept layout ensures comfort and ease. Elegance Throughout: As you enter, you're welcomed by a grand staircase that leads to a formal living and dining area, exuding elegance and sophistication. The rich hardwood floors flow seamlessly throughout the main level, while the basement features durable laminate, perfect for all your family activities. Chef's Dream Kitchen: The heart of the home is an exquisite kitchen designed for culinary enthusiasts. With rich mocha cabinetry, stainless steel appliances—including built-in wall and microwave ovens, and a gas range—this kitchen is both functional and fabulous. A convenient walk-through pantry connects effortlessly to the mudroom, making grocery days a breeze! Ideal for Entertaining: The great room, featuring a cozy gas fireplace, opens to the dining area with garden doors leading to an expansive balcony deck. Enjoy relaxing evenings with a favorite drink while soaking in the sunshine or taking in the serene views of the nearby pond. Luxurious Primary Suite: Retreat to the opulent primary bedroom, thoughtfully designed with luxury in mind. This sanctuary features a spacious 5-piece ensuite bath, perfect for unwinding after a long day. Step out onto your private deck from either the primary or second bedroom and take in the breathtaking Eagle Ridge views! Versatile Basement with Legal

Suite: The fully-finished basement offers incredible versatility with a 2-bedroom legal suite, ideal for potential rental income! With separate living spaces, each bedroom has its own ensuite bath and additional kitchen facilities, providing privacy for both residents. The additional basement bedroom further enhances the income potential, making it easy to cash flow your mortgage. Outdoor Oasis: The fenced yard is perfect for children and pets to play freely. An oversized, heated double garage ensures your vehicles stay warm in winter, while the long driveway provides ample parking for guests. Prime Location: Eagle Ridge is a thriving community, offering all the amenities you could desire—top-rated schools, shopping options, bus routes, scenic trails, picturesque parks, and tranquil ponds, all just moments away from your front door. With too many luxury features to list, this home is a must-see for discerning buyers seeking style, space, and functionality. Experience the perfect blend of comfort and elegance in this exquisite home. Don't miss out! Call now to schedule your private viewing and make this stunning property your new home today!