



GRASSROOTS
REALTY GROUP

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129 Prospect Bay
Fort McMurray, Alberta

MLS # A2253737



\$699,900

Division:	Stonecreek		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,972 sq.ft.	Age:	2017 (8 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	City Lot, Cul-De-Sac		

Heating:	Central, Exhaust Fan, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-

Features: Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Sump Pump(s), Vaulted Ceiling(s)

Inclusions: Central Air Conditioner, Dishwasher, Gas Range, Refrigerator, Washer/Dryer, Basement: Electric stove, washer/dryer, Refrigerator, Dishwasher

Exquisite Custom-Built Home in a Serene Cul-de-Sac Priced to sell and nestled in a tranquil cul-de-sac near Stonecreek Plaza, this custom-built modified bi-level home is a rare find. Situated on a massive 6,000+ sq ft lot, this property offers an abundance of space for outdoor enjoyment. Step inside this over 3,000 sq ft home to discover a beautifully designed space with high-end, custom finishes throughout. The open-concept layout and vaulted ceilings create an expansive, welcoming atmosphere. The chef's dream kitchen is the heart of the home, featuring elegant quartz countertops, crown molding, and top-of-the-line appliances. Throughout the house, you'll find luxurious hardwood, tile, and laminate flooring—no carpet here! The living room is anchored by a stunning decorative gas fireplace, perfect for cozying up on a chilly evening. The main floor includes two spacious bedrooms and a full bathroom. The primary bedroom is a true sanctuary, complete with a walk-in closet and a lavish 5-piece ensuite featuring dual sinks, a jetted soaker tub, and a beautifully tiled standing shower. The basement offers incredible flexibility with a separate entrance and a 2-bedroom legal suite, ideal for extended family or as a rental opportunity to help with the mortgage. Additional features include an oversized garage, central vacuum, and central air conditioning for year-round comfort. Don't miss your chance to own this exceptional home. Contact us today to schedule your private viewing!