



GRASSROOTS
REALTY GROUP

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229 Siltstone Place
Fort McMurray, Alberta

MLS # A2256792

\$594,900



Division:	Stonecreek		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,694 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	See Remarks, Separate/Exterior Entry, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	\$5000 Appliances Credit		

FIRST-TIME HOME BUYERS CAN BENEFIT FROM THE GOVERNMENT'S FIRST-TIME HOME BUYER INCENTIVE AND RECEIVE A 5% GST REBATE ON BRAND NEW CONSTRUCTION! Step into a World of Elegance and Serenity in Stonecreek, Fort McMurray! This Stunning 2-Storey Custom Pre-Construction Home, crafted by the prestigious Mann Builders, offers the perfect blend of Luxury and Tranquility. This is your unique chance to design a living space that truly reflects your style and preferences. Secure your spot early and enjoy the freedom to choose your own tiles, flooring, siding, paint colors, and fixtures, making this home uniquely yours. The main floor boasts an expansive open concept layout, ideal for entertaining and family gatherings. The kitchen is a chef's dream, featuring quartz countertops and an appliance credit, allowing you to select your preferred appliances. Upstairs, the luxurious primary bedroom offers a spa-like retreat with an ensuite that includes an option for a relaxing soaker tub—perfect for unwinding at the end of the day. The upper level also includes a versatile BONUS ROOM that can be tailored to suit your needs, whether as a home office, playroom, or additional living space. For those looking for even more flexibility, the walkout basement can be developed into a LEGAL SUITE, providing additional living space or potential rental income. Don't miss this rare opportunity to build your dream home with Mann Builders in one of Fort McMurray's most sought-after neighborhoods. Contact us today to learn more and secure your place in this exclusive development!