

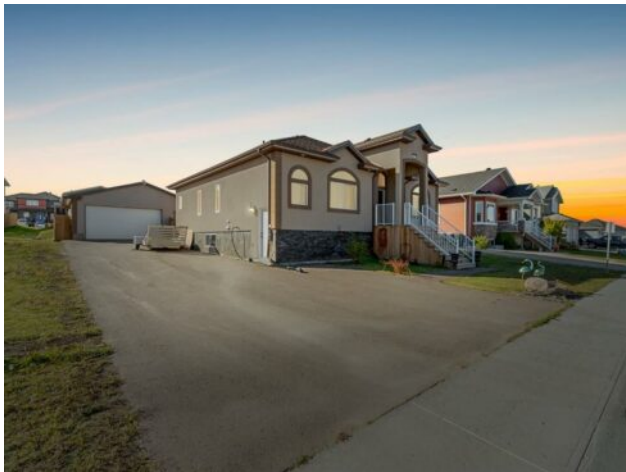


GRASSROOTS
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**177 Beaverglen Close
Fort McMurray, Alberta**

MLS # A2263251



\$760,000

Division:	Beacon Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,607 sq.ft.	Age:	2017 (8 yrs old)
Beds:	6	Baths:	4
Garage:	220 Volt Wiring, Double Garage Detached, Driveway, Front Drive, Garage Door		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape, Private, Standard Sha		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite	LLD:	-
Exterior:	Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: HOT TUB NEGOTIABLE, WATER SOFTENER, TWO FURNACES, FRIDGE X2, STOVE X2, MICROWAVE X2, WASHER AND DRYER X2, DISHWASHER X2. BASEMENT FURNITURE, DISHES, TV ALL INCLUDED!

Welcome to 177 Beaverglen Close: a custom-built bungalow offering over 3,200 square feet of living space with six bedrooms, four full bathrooms, and a beautifully finished legal suite. Thoughtfully designed and meticulously maintained, this home delivers quality, comfort, and incredible versatility for multi-generational living or a valuable mortgage helper. The main level is warm and inviting, defined by high vaulted ceilings, engineered hardwood floors, and carefully selected designer lighting. The kitchen is the centrepiece of the home, offering modern shaker cabinetry, soft-close drawers, under-cabinet and in-cabinet lighting, quartz counters, and a stunning oversized island with a beverage centre. A walk-in pantry provides exceptional storage, and a large window over the undermount sink brings in natural light while offering a lovely yard view. The dining area flows seamlessly from the kitchen and features a wood accent wall and garden doors that open onto the backyard. The living room offers an elegant yet comfortable space to gather, anchored by a gas fireplace with a rich wood mantle, shiplap feature wall, and custom window coverings. Down the hall, the primary retreat is a private escape with a modern barn door entry to the ensuite, dual vanities, custom-tiled shower with dual shower heads, built-in shelving, and a generous walk-in closet. Two additional bedrooms with closet built-ins and a four-piece bathroom complete this level along with a spacious main floor laundry equipped with cabinetry and a drying station. The lower level continues to impress with a large recreation room featuring another fireplace and custom built-ins, creating a cozy setting for movie nights and entertaining. A fourth bedroom and another full bathroom are also found on this level, along with access to the two-bedroom legal suite. Thoughtfully designed with flexibility in mind, one bedroom in the suite can

be accessed from the main home if desired, making it easy to convert back to a five-bedroom layout for single-family use. The suite includes a full kitchen, dining area, spacious living room, a four-piece bathroom, separate laundry, and luxury vinyl plank flooring throughout. Outside, the backyard is made for enjoying long summer days and entertaining with an oversized deck, covered veranda with gas hook-up for your BBQ, a second deck with a built in hot tub and a fully fenced yard. With sunny south exposure and green space to the back and side, you'll appreciate the privacy and peaceful setting. The heated 28x26 garage is ideal for the hobbyist or mechanic, complete with built-in shelving, epoxy floors, and 220-volt wiring. Parking is abundant with space for eight or more vehicles, perfect for RVs, trailers, or company. Finished with upgraded stucco exterior, seasonal Heli lighting, and located in the sought-after community of Beacon Hill, this property offers a rare combination of space, quality, and function. Schedule your private tour today.