



**GRASSROOTS**  
REALTY GROUP

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## 145 Cobblestone Bay Fort McMurray, Alberta

**MLS # A2283785**



# \$869,000

<b>Division:</b>	Stonecreek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,478 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Manufactured Floor Joist	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Wet Bar, Wired for Sound		
<b>Inclusions:</b>	N/A		

Welcome to your castle &mdash; 145 Cobblestone Bay. This exceptional residence showcases fine craftsmanship and attention to detail inside and out, complemented by exquisite, professionally designed landscaping befitting a home of this caliber. Once envisioned as an Oil Barons dream home, the property features premium appliances, upscale fixtures, and timeless finishes throughout. The remarkable kitchen is designed for both serious chefs and effortless entertaining, offering ample workspace, a large sit-up island, and a dramatic granite countertop with a striking waterfall edge. This versatile space seamlessly accommodates meal preparation and gatherings alike. The elegant dining room provides a refined setting for family dinners and hosting guests, featuring large windows and direct access to the rear deck - creating a bright and inviting atmosphere with generous room to entertain. The expansive living room may well be the heart of the home, complete with surround sound wiring, a cozy gas fireplace, and large rear-facing windows that overlook the deck and backyard. A private office or den, thoughtfully separated from the main living area, offers serene views of the river valley and front grounds - ideal for work or quiet retreat. Also on the main floor is a highly functional walk-through pantry and butler's kitchen that connects directly to the oversized 23' x 29' heated garage, adding both convenience and storage. Upstairs, a stunning bonus room with soaring vaulted ceilings and front-facing windows creates a truly special space for relaxation or recreation. The second floor also features three bedrooms, including the impressive primary suite with breathtaking views of the Athabasca River Valley. The five-piece ensuite delivers a spa-like experience with a luxurious soaker tub, double granite-topped vanity, and an elegant stand-up shower. Two additional generously

sized bedrooms: each with unique features and views - along with a full bathroom and well-appointed upper-level laundry room complete this floor, all connected by a graceful winding staircase overlooking the main entry. The fully finished basement continues to impress. A spacious family room wired for sound sets the stage for the ultimate home theatre, while the stylish sit-up bar with fridge and sink is perfect for entertaining. The lower level also includes a fourth bedroom with a large closet, a full bathroom, and intelligently designed storage space. Additional Upgrades & Smart Features Beyond the obvious aesthetics, most of the windows have been upgraded to triple pane glazing with Low E & Argon Gas. This home has been extensively upgraded with a 20-panel photovoltaic (PV) solar system and a 200-amp exterior electrical panel, with capacity for outdoor features such as a hot tub or electric fireplace. Home also has a 5 zone sprinkler system. And there's more! This is a rare opportunity to own a truly distinguished home in an exceptional setting!