



**221 Fox Crescent
Fort McMurray, Alberta**

MLS # A2285368



\$649,900

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,068 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Gazebo, Landscaped, Lawn, Private, Standard Shape		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Jetted Tub, Kitchen Island, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound		

Inclusions: Main/Upper: Refrigerator, Gas Stove, Microwave, Dishwasher, Washer, Dryer, All Window Coverings, A/C, Central Vac/Attachments, Gazebo, Shed, Sump Pump, and Garage Remotes. Basement: Refrigerator, Stove, Microwave, Washer, Dryer, Table with 4 Chairs, Bed Frame with Mattress and Box Spring, Sectional, Coffee Table, TV, and TV Stand.

Step into this impressive custom-built 2,070 sq ft executive home where modern design meets everyday functionality. Thoughtfully crafted, this 4-bedroom, 3.5-bathroom residence showcases exceptional attention to detail and offers a seamless blend of style, comfort, and versatility, making it perfect for today's dynamic lifestyles. The main level is anchored by a beautifully updated kitchen featuring stainless steel appliances, gas range, and an oversized island that serves as both a prep space and social hub. The sun-filled dining area is ideal for relaxed mornings and memorable meals. The living room is highlighted by a striking gas fireplace feature wall providing a warm and inviting space to unwind or entertain. Convenience is front and centre on the main floor with laundry, a two-piece bathroom, abundant storage, and direct access to the double attached garage with in-floor heating. Upstairs, a spacious bonus room above the garage creates the perfect setting for movie nights, a home office, or a play area. The upper level also features three bedrooms, including a spacious primary retreat complete with a walk-in closet and a luxurious ensuite with dual sinks, jetted tub, and a separate stand-up shower. A four-piece main bathroom and a large linen closet complete this level. The fully developed basement adds incredible versatility with a self-contained one-bedroom living space featuring newer flooring, a full kitchen, separate laundry, in-floor heating, and a comfortable living area. This space can easily be converted into a fifth bedroom if desired. Comfort is elevated throughout the home with in-floor heating in the bathrooms, kitchen, front entry, basement, and garage. Additional upgrades include newer central air conditioning, updated furnace, water softener, central vacuum, fresh paint throughout, and updated flooring. Architectural ceiling details

add visual interest, while integrated speakers with individual room controls provide a premium audio experience throughout the home. Outside, the meticulously landscaped backyard is designed for both entertaining and relaxation, featuring a large deck, gazebo, and shed, creating a serene private outdoor retreat. Ideally located in one of the area's most sought-after neighbourhoods, close to schools, shopping, dining, and everyday amenities. This is a rare opportunity to own a home that truly has it all! Check out the photos, floor plans and 3D tour, and schedule your personal viewing today.