



**121 Prospect Bay  
Fort McMurray, Alberta**

**MLS # A2292269**



**\$1,150,000**

<b>Division:</b>	Stonecreek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,896 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Interior Lot, Lawn, Low Maintenance Lan		

<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>	Brick, Mixed, Shingle Siding, Wood Siding	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Jetted Tub, Kitchen Island, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar

**Inclusions:** Kitchen & living room: Viking: Gas stove, Dishwasher, Built in Microwave. Kitchen aid fridge, Miele espresso machine, Tvmount, Den tv & mount, Range hood, Basement: 2 bar fridges, Ice machine, Dishwasher, Drawer microwave, Tv mount, Window coveringsUpstairs: Washer, Dryer, Window coverings. Other: Garage door opener, Air conditioning, sprinkler system.as is

Some homes are built. This one was crafted with intention, passion, and an absolute refusal to compromise on a single detail. This stunning 2-storey home in Stonecreek, delivers 2,897 square feet of luxury living that is equal parts breathtaking & completely livable. Five bedrooms, a main floor den, 4.5 beautifully appointed bathrooms, and a double attached over sized garage. This is the home that executives dream about and very rarely find available in Fort McMurray. Step through the front door and feel the shift immediately. The grand foyer opens all the way to the second floor, where a gorgeous flared staircase sweeps upward and absolutely commands attention. An elegant indoor wall fountain welcomes you at the entrance, its presence instantly signalling that this is no ordinary home. Crown moulding flows seamlessly through every room. The open concept main floor is anchored by a striking fireplace with a crisp white surround that draws the eye the moment you walk in. The main floor den is a quiet and refined space, perfect for focused work, a home office, or simply unwinding at the end of a long day. The kitchen is a masterpiece, full stop. Viking appliances set the stage for serious cooking. A pot filler sits above the gas stove for effortless meal prep. Honed granite countertops bring timeless warmth and texture to every surface. A built-in Miele espresso machine turns every single morning into a luxury experience worth waking up for. The butler's pantry, complete with its own dedicated second fridge, gives you everything you need to entertain at any scale without missing a beat. Upstairs, four generous bedrooms await, anchored by a primary suite that sets an entirely new standard. Dual sinks, a sunken jetted tub, a separate glass shower, and a private throne room come together to create something genuinely indulgent. A second ensuite serves

another bedroom on this level, because in a home like this, guests should never feel like an afterthought. Laundry is also conveniently located on the upper level, making everyday life just a little more seamless. The basement is where the fun truly lives. A fully loaded bar features a dishwasher, drawer microwave, ice maker, and two beverage fridges, all anchored beside a warm gas fireplace. There is generous space for a theatre, a games area, or both. The fifth bedroom is ideal for guests or extended family. A spa-inspired bathroom with a glass tiled jet shower rounds everything out in style. Brand new carpet throughout the lower level adds a fresh and polished final touch. Outside, the covered patio with a wood burning fireplace makes every season an outdoor season. Stunning professional landscaping frames the property, and the backyard backs directly onto the peaceful Raven greenspace, delivering privacy, nature, and tranquility right at your back door. This was someone's dream home. Built without compromise. Finished with pride. Now it is ready for its next chapter. The video is a must watch to experience the space!